

PT OF LOT 1371 (S-2)
IN OR 1279/1322
ESMT OR 698/462

BRICKEL DAVID G & CYNTHIA L
96261 FREEMAN RD
YULEE, FL 32097

2023

02-1N-24-2180-1371-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	04	SINGLE SID 90	0100	01	944	111.2400	100.39	94,768	1950	1980	0	0	27.40	72.60	STANDARD														
Exterior Wall	10	ABOVE AVG 10	1 SINGLE FAM - 0% - 0													Heated Area: 864													
Roof Structur	03	GABLE/HIP 100														HX Base Yr													
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 90																											
Interior Wall	06	CUST PANEL 10																											
Interior Floo	08	SHT VINYL 60																											
Interior Floo	11	CLAY TILE 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		1 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	0 100																											
Occupancy	00	NONE 100																											
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		08																								
NEIGHBORHOOD/LOC		8001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	744	100	744	54,225																									
BAS	120	100	120	8,746																									
FOP	192	30	58	4,227																									
UOP	112	20	22	1,604																									
TOTALS		1,168	944	68,802																									
EXTRA FEATURES										34111 OLD BALDWIN RD, CALLAHAN																			
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES												
1	0681	POLE SHED	0	0	21	11	231.00	SF	11.25	11.25	100	2007	2007	3	52	1,351													
2	0940	SHEDS/PORT	0	0	10	5	50.00	SF	22.50	22.50	100	2007	2007	3	35	394													
3	0681	POLE SHED	0	0	42	20	840.00	SF	15.00	15.00	100	2007	2007	3	52	6,552													
4	0820	WOOD WALK	0	0	12	3	36.00	SF	11.75	11.75	100	2007	2007	3	40	169													
5	0681	POLE SHED	0	0	0	0	750.00	SF	15.00	15.00	100	2019	2019	3	93	10,463													
TOTAL OB/XF 18,929																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	2.81	AC		1.00	1.00	0.80	30,000.00	24,000.00	67,440												
REVIEW DATE 09/26/2018 BY TWA Total Acres: 2.81 Total Land Value: 67,440 Market: 0 Agricultural: 0 Common: 67,440 PRINTED 08/02/2023 BY SYS																													