



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

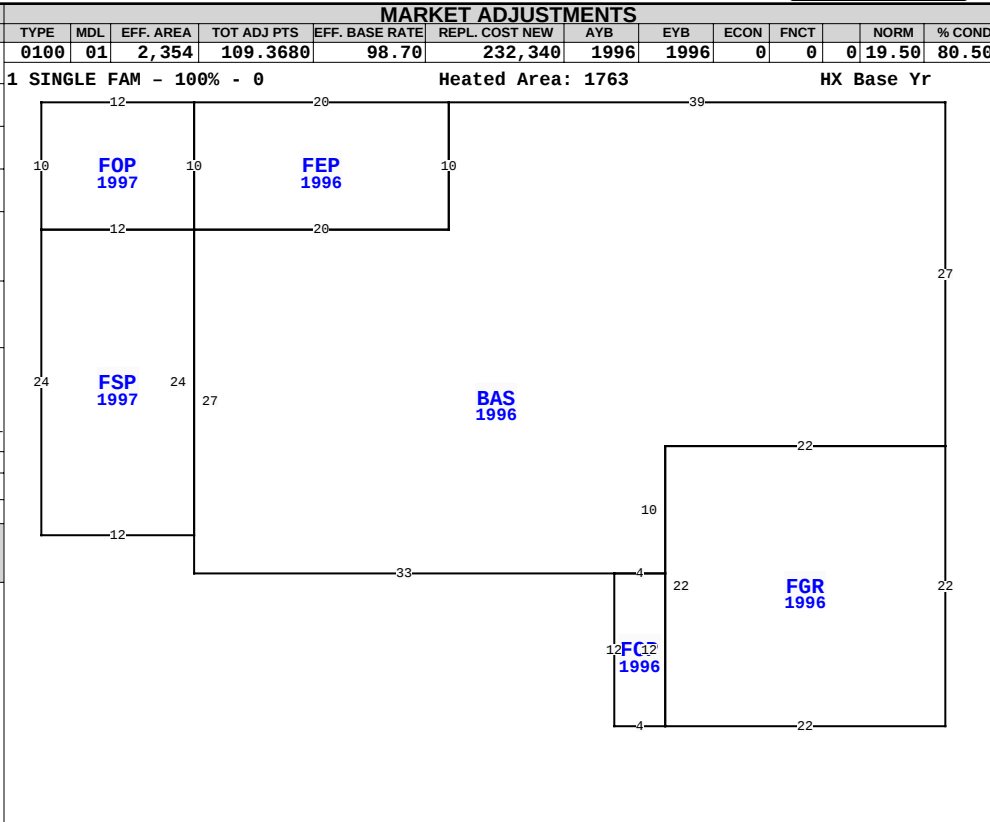
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,763	100	1,763	140,076
FEP	200	80	160	12,713
FGR	484	55	266	21,134
FOP	48	30	14	1,113
FOP	120	30	36	2,860
FSP	288	40	115	9,138

TOTALS	2,903		2,354	187,034
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
6	0936	SEPTC TANK	0 100	0	0	2.00	UT	6,000.00	
7	0937	WELL	0 100	0	0	1.00	UT	6,000.00	
8	0811	CONCRETE B	0 100	0	0	899.00	SF	5.20	
9	0351	CARPORT MT	0 100	30	18	540.00	SF	5.90	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0002	OR	0.00	0.00	4.79
2	009630	C	SWAMP	0			0.00	0.00	2.60

REVIEW DATE	03/02/2020	BY	NWA
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86245 WREN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
6	0936	SEPTC TANK	0 100	0	0	2.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	12,000	
7	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000	
8	0811	CONCRETE B	0 100	0	0	899.00	SF	5.20	5.20	100	2005	2005	3	87	4,067	
9	0351	CARPORT MT	0 100	30	18	540.00	SF	5.90	5.90	100	2005	2005	3	27	860	

TOTAL OB/XF										22,927						
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
1	000115	C	SFR ACRES	100	0002	OR	0.00	0.00	4.79	AC		1.00	1.00	1.00	80,000.00	80,000.00
2	009630	C	SWAMP	0			0.00	0.00	2.60	AC		1.00	1.00	1.00	500.00	500.00

Total Acres:	7.39	Total Land Value:	384,500	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				206,824	
TOTAL MARKET OB/XF VALUE				22,927	
TOTAL LAND VALUE - MARKET				384,500	
TOTAL MARKET VALUE				614,251	
SOH/AGL Deduction				349,017	
ASSESSED VALUE				265,234	
TOTAL EXEMPTION VALUE		HX HB WR		55,000	
BASE TAXABLE VALUE				210,234	
TOTAL JUST VALUE				614,251	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				455,854	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16183	ADDITION	2,729	09/01/2005
R047053	REPAIR/RRF	2,760	12/01/2004
E0210379	OTHER	500	10/01/2002
B9704113	ADDITION	5,700	07/01/1997
96-02964	NEW CONSTR	75,475	06/01/1996
962851	NEW CONSTR	0	06/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2162/1981	11/28/2017	LE	U	I	11	100	
GRANTOR: FERGUSON SHANNON C							
GRANTEE: FERGUSON SHANNON C							
0422/0203	5/01/1984	WD	Q	V		26,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W39 FEP=[YR=1996] W20 FOP=[YR=1997] W12 S10									
FSP=[YR=1997] S24 E12 N24 W12\$ E12 N10\$ S10 E20 N10\$ S10 W20									
S27 E33 FOP=[YR=1996] S12 E4 FGR=[YR=1996] E22 N22 W22 S22 \$									
N12 W4\$ E4 N10 E22 N27\$.									

FERGUSON SHANNON C L/E/
86245 WREN ROAD
YULEE, FL 32097

04-2N-27-0000-0003-0340

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