BLOCK 12 LOT 7 & PT LOT 6
IN OR 1050/1965
TOWN OF YULEE-SNOWBALL

RIDENHOUR JENNINGS F
PO BOX 1708
YULEE, FL 32041-1708

**2023**

**04-2N-27-4300-0012-0062**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

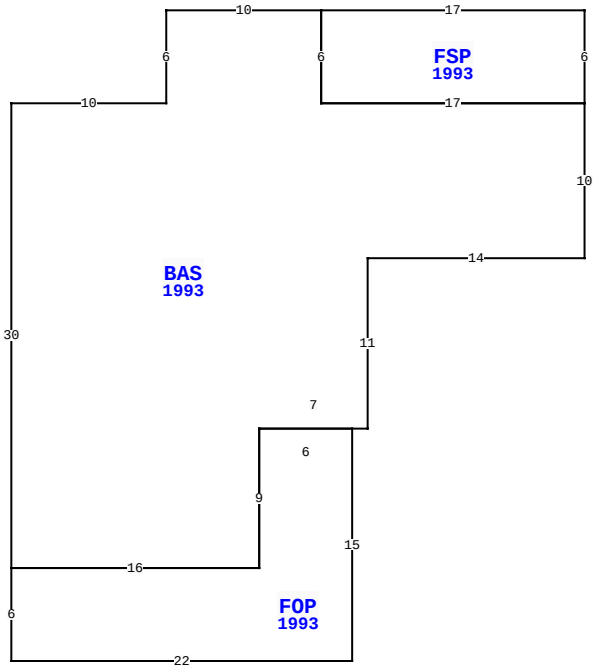
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 827 | 100 | 827 | 62,889 |
| FOP | 186 | 30 | 56 | 4,259 |
| FSP | 102 | 40 | 41 | 3,118 |
| TOTALS | 1,115 | | 924 | 70,266 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 924 | 109.0800 | 98.44 | 90,959 | 1930 | 1960 | 0 | 0 | 0 | 22.75 | 77.25 |

1 SINGLE FAM – 100% - 2003 Heated Area: 827 HX Base Yr 2003




86032 PINEVIEW DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 70,266 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 170,266 |
| SOH/AGL Deduction | | 110,010 |
| ASSESSED VALUE | | 60,256 |
| TOTAL EXEMPTION VALUE | HX HB WR VX | 45,256 |
| BASE TAXABLE VALUE | | 15,000 |
| TOTAL JUST VALUE | | 170,266 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 138,583 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1050/1965 | 4/19/2002 | WD | Q | I | | 45,000 |
| GRANTOR: MCDUFFIE BRIAN K & BA | | | | | | |
| GRANTEE: RIDENHOUR JENNINGS | | | | | | |
| 0777/0524 | 11/19/1996 | WD | Q | I | | 30,000 |
| GRANTOR: RHODEN PRUDENCIA CAPO | | | | | | |
| GRANTEE: MCDUFFIE BRAIN K & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FSP=[YR=1993] W17 BAS=[YR=1993] W10 S6 W10 S30 FOP=[YR=1993] S6 E22 N15 W6 S9 W16 $ E16 N9 E7 N11 E14 N10 W17 N6 $ S6 E17 N6 $ .

### EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 100 | | RS-2 | 128.00 | 100.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 100,000 | | | | | | | |

REVIEW DATE 02/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS