BLOCK 13 LOT 2 (EX S-1)
IN OR 2127/350
ESMT PT OR 1580/577

BENNETT DONNA A
86168 OAK TREE LN
YULEE, FL 32097

2023

04-2N-27-4300-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

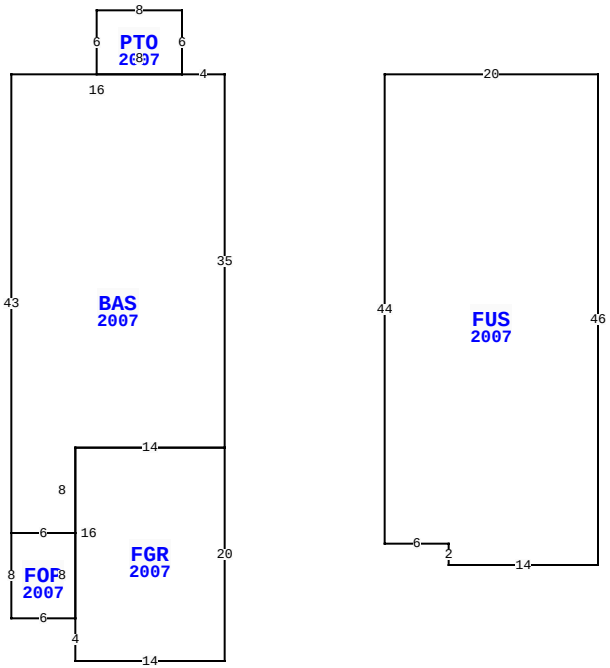
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	748	100	748	71,373
FGR	280	55	154	14,694
FOP	48	30	14	1,335
FUS	908	100	908	86,640
PTO	48	5	2	191
TOTALS	2,032		1,826	174,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,826	108.0000	102.60	187,348	2007	2007	0	0	0	7.00	93.00

1 TOWNHOUSE - 100% - 2018 Heated Area: 1656 HX Base Yr 2018



86168 OAK TREE LN, 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		174,234
TOTAL MARKET OB/XF VALUE		3,443
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		207,677
SOH/AGL Deduction		53,018
ASSESSED VALUE		154,659
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,659
TOTAL JUST VALUE		207,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617806	NEW CONSTR	0	12/01/2006
C17806	CO ISSUED	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2127/0350	6/15/2017	WD	U	I	37	128,000
GRANTOR: JOHNSON STACY TURNER						
GRANTEE: BENNETT DONNA A						
1797/1908	5/23/2012	QC	U	I	11	100
GRANTOR: JOHNSON HOME BUILDERS						
GRANTEE: JOHNSON STACY TURNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W4 PTO=[YR=2007] N6W8S6E8$ W16 S43
FOP=[YR=2007] S8 E6 FGR=[YR=2007] S4 E14 N20 W14 S16$ N8W6$
E6 N8 E14 N35$ PTR=E15 FUS=[YR=2007] E20 S46 W14N2W6 N44$
W15$.

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
1	0811	CONCRETE B	0	100	0	0	744.00	SF	5.20	5.20	100	2007	2007	3	89	3,443	

LAND DESCRIPTION

TOTAL OB/XF 3,443

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	30.00	100.00	1.00	LT		1.00	1.00	0.60	50,000.00	30,000.00	30,000							

REVIEW DATE 12/03/2019 BY KWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS