BLOCK 13 LOT 3
TOWN OF YULEE-SNOWBALL ADD
PB 1/15

CESAR ANDRE HECTOR & JENDAYI MARYAM
86154 OAK TREE LANE
YULEE, FL 32097

2023

04-2N-27-4300-0013-0030

BUILDING CHARACTERISTICS

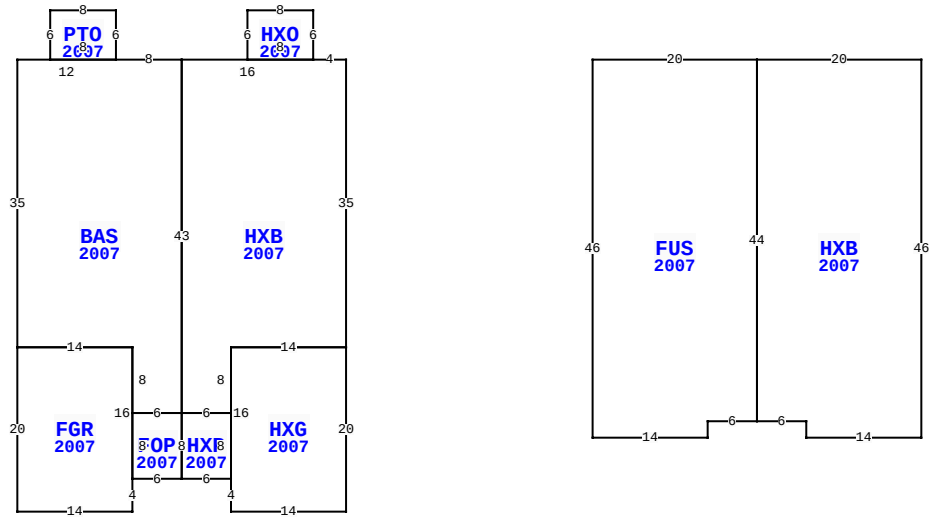
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		2 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0800	MULTI-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	78,447
FGR	280	55	154	16,151
FOP	48	30	14	1,468
FUS	908	100	908	95,227
HXB	748	100	748	78,447
HXB	908	100	908	95,227
HXG	280	55	154	16,151
HXO	48	5	2	210
HXP	48	30	14	1,468
PTO	48	5	2	210
TOTALS	4,064		3,652	383,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,652	94.5630	112.77	411,836	2007	2007	0	0	0	7.00	93.00

1 DUPLEX – 100% - 2020 Heated Area: 3312 HX Base Yr 2020



86154 OAK TREE LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		383,007
TOTAL MARKET OB/XF VALUE		6,886
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		439,893
SOH/AGL Deduction		190,697
ASSESSED VALUE		249,196
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,196
TOTAL JUST VALUE		439,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617807	NEW CONSTR	0	12/01/2006
C17807	CO ISSUED	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2271/1350	4/29/2019	WD	Q	I	01	268,000
GRANTOR: SELL SAMUEL C						
GRANTEE: CESAR ANDRE HECTOR						
1877/1225	8/28/2013	QC	U	I	11	139,500
GRANTOR: CRIMSON OAKTREE LANE						
GRANTEE: SELL SAMUEL C						

BUILDING NOTES

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	
2	0811	CONCRETE B	0	100	0	0	744.00	SF	5.20	5.20	100	2007	2007	3	89	3,443	

BUILDING DIMENSIONS

HXB=[YR=2007] W4 HXO=[YR=2007] N6 W8 S6 E8$ W16
BAS=[YR=2007] W8 PTO=[YR=2007] N6 W8 S6 E8 $ W12 S35
FGR=[YR=2007] S20 E14 N4 FOP=[YR=2007] E6 HXP=[YR=2007] E6
HXG=[YR=2007] S4 E14 N20 W14S16 $ N8 W6 S8 $ N8 W6 S8 $ N16
W14 $ E14 S8 E6 N43 $ S43 E6 N8 E14 N35 $ PTR=E30
FUS=[YR=2007] E20 HXB=[YR=2007] E20 S46 W14 N2 W6 N44 $ S44
W6 S2 W14 N46 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 6,886

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	000800	C	MULTI-FAM	100		RS-2	100.00	72.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/03/2019 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS