BLOCK 13 LOT 4
IN OR 1946/1961
TOWN OF YULEE-SNOWBALL

SPIVEY HEATHER N
86049 PINEVIEW DR
YULEE, FL 32097

2023

04-2N-27-4300-0013-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

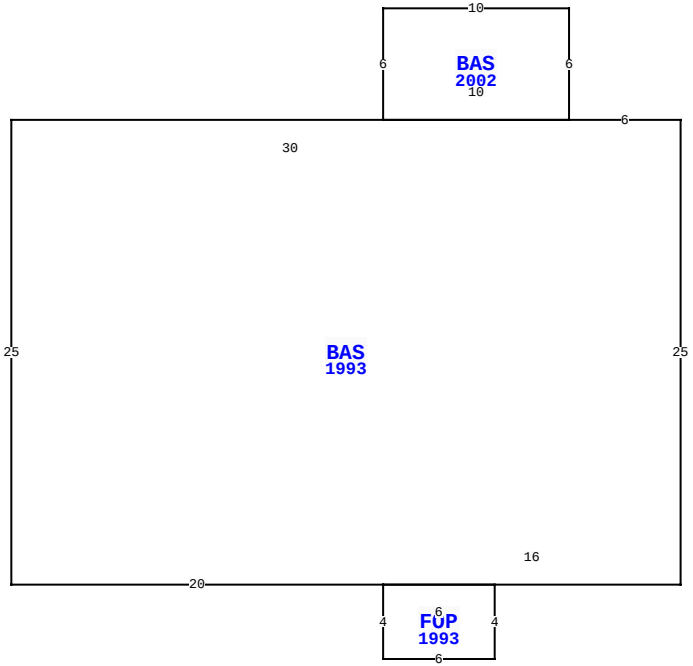
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	900	100	900	74,918
BAS	60	100	60	4,994
FOP	24	30	7	583
TOTALS	984		967	80,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	967	116.7480	105.37	101,893	1961	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 0 Heated Area: 960 HX Base Yr



86049 PINEVIEW DR, YULEE

BLD DATE	01/20/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	80,495
TOTAL MARKET OB/XF VALUE	328
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	130,823
SOH/AGL Deduction	33,940
ASSESSED VALUE	96,883
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,883
TOTAL JUST VALUE	130,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1946/1961	11/05/2014	WD	Q	I	01	89,000
GRANTOR: PIRATE ISLAND PROPERT						
GRANTEE: SPIVEY HEATHER N						
1677/0408	5/14/2010	WD	Q	I	01	82,000
GRANTOR: JOHNSON HOMEBUILDERS						
GRANTEE: PIRATE ISLAND PROPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 BAS=[YR=2002] N6 W10 S6 E10 $ W30 S25 E20
FOP=[YR=1993] S4 E6 N4 W6 $ E16 N25 $.

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	0810	CONCRETE A	0	0	36	4	144.00	SF	6.50	6.50	100	1980	1980	3	35	328	

LAND DESCRIPTION

TOTAL OB/XF 328

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	0	0006	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 03/02/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS