PT OF GOVT LOT 6 IN
SEC 7-3N-26E IN OR 2259/1057
(EX OR 273/350 & OR 1895/224 &

JACOBS VERONA/JACOBS DELORES ET AL
114 NORTHINGTON PL UNIT 1
CARY, NC 27513

2023

07-3N-26-0000-0003-0000

BUILDING CHARACTERISTICS

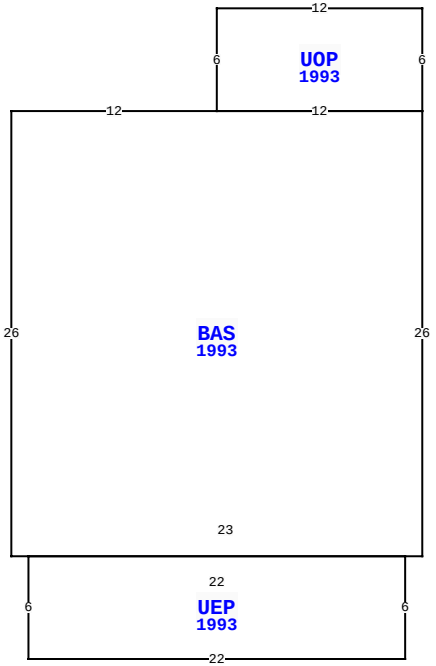
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	02	MIN PLYWD 90
Interior Floo	01	NONE 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	7,215
UEP	132	60	79	913
UOP	72	20	14	162
TOTALS	828		717	8,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	717	64.0530	57.81	41,450	1944	1944	0	0	40	50.00	20.00

2 SINGLE FAM – 0% - 0 Heated Area: 624 HX Base Yr



2582 CR 108, YULEE

BLD DATE	03/14/2011 KK	LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	37,951
TOTAL MARKET OB/XF VALUE	12,300
TOTAL LAND VALUE - MARKET	92,640
TOTAL MARKET VALUE	142,891
SOH/AGL Deduction	28,635
ASSESSED VALUE	114,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,256
TOTAL JUST VALUE	142,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5251	REPAIR/RRF	2,560	10/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/1057	2/27/2019	PR	U	I	19	100
GRANTOR: SAMS VERONA J PR FOR						
GRANTEE: SAMS VERONA J						
2259/1051	2/27/2019	PR	U	I	19	100
GRANTOR: SAMS VERONA J P/R OF						
GRANTEE: JACOBS DELORES & DE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W12 S6 BAS=[YR=1993] W12 S26 E1 UEP=[YR=1993] S6 E22 N6 W22$ E23 N26 W12$ E12 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
3	0751	UOP	0	0	20	6	120.00	SF	10.00	10.00	100	1996	1996	3	25	300	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,300

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	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	5.79	AC		1.00	1.00	1.00	16,000.00	16,000.00	92,640							

REVIEW DATE 05/22/2019 BY KBA Total Acres: 5.79 Total Land Value: 92,640 Market: 0 Agricultural: 0 Common: 92,640 PRINTED 08/02/2023 BY SYS

PT OF GOVT LOT 6 IN
SEC 7-3N-26E IN OR 2259/1057
(EX OR 273/350 & OR 1895/224 &

JACOBS VERONA/JACOBS DELORES ET AL
114 NORTHINGTON PL UNIT 1
CARY, NC 27513

2023

07-3N-26-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 60
Interior Floo	02	MIN PLYWD 40
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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 05

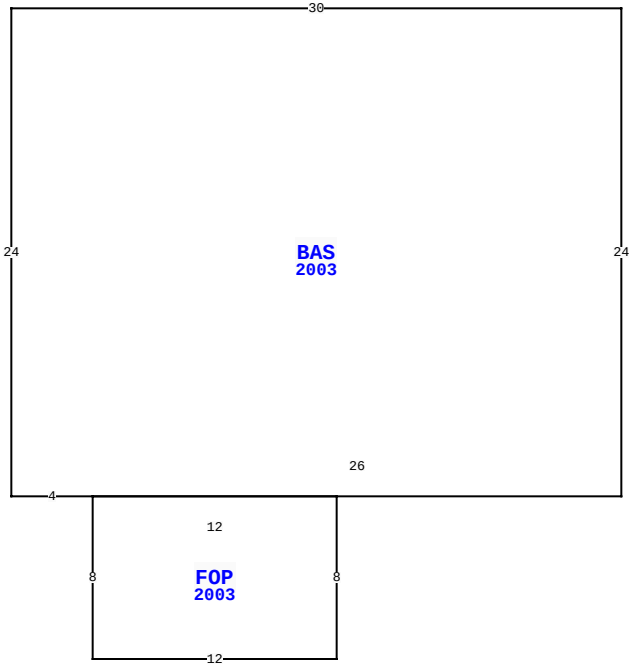
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	28,513
FOP	96	30	29	1,149
TOTALS	816		749	29,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	749	77.6600	70.09	52,497	1950	1950	0	0	0	43.50	56.50

3 SINGLE FAM – 0% - 0 Heated Area: 720 HX Base Yr



2582 CR 108, YULEE

BLD DATE	03/14/2011 KK	LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	37,951
TOTAL MARKET OB/XF VALUE	12,300
TOTAL LAND VALUE - MARKET	92,640
TOTAL MARKET VALUE	142,891
SOH/AGL Deduction	28,635
ASSESSED VALUE	114,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,256
TOTAL JUST VALUE	142,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/1057	2/27/2019	PR	U	I	19	100
GRANTOR: SAMS VERONA J PR FOR						
GRANTEE: SAMS VERONA J						
2259/1051	2/27/2019	PR	U	I	19	100
GRANTOR: SAMS VERONA J P/R OF						
GRANTEE: JACOBS DELORES & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W30 S24 E4 FOP=[YR=2003] S8 E12 N8 W12$ E26 N24$.

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

REVIEW DATE 05/22/2019 BY KBA Total Acres: 5.79 Total Land Value: 92,640 Market: 0 Agricultural: 0 Common: 92,640 PRINTED 08/02/2023 BY SYS