IN OR 1161/799
EX 4-1

ALBERTIE MAGALINE
153212 COUNTY ROAD 108
YULEE, FL 32097

2023

07-3N-26-0000-0004-0000

BUILDING CHARACTERISTICS

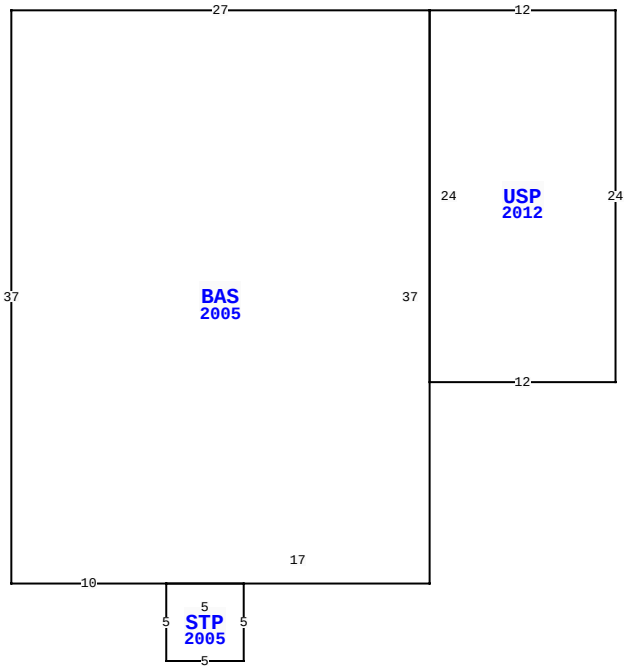
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	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	999	100	999	87,919
STP	25	10	2	176
USP	288	30	86	7,569
TOTALS	1,312		1,087	95,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,087	106.0000	95.66	103,982	2005	2005	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2014 Heated Area: 999 HX Base Yr 2014



153212 CR 108, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		95,663
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		142,963
SOH/AGL Deduction		67,156
ASSESSED VALUE		75,807
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		25,807
TOTAL JUST VALUE		142,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24230	ADDITION	6,186	12/01/2010
B15555	NEW CONSTR	71,200	02/02/2006
E15767	ELEC OTHER	1,950	09/01/2005
M10312	MECH OTHER	0	09/01/2005
R08251	REPAIR/RRF	5,000	09/01/2005
P09774	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1161/0799	8/11/2003	QC	U	I	06	100

GRANTOR: ALBERTIE HERMAN

GRANTEE: ALBERTIE MAGALINE

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2012] W12 BAS=[YR=2005] W27 S37 E10 STP=[YR=2005] S5 E5 N5 W5 $ E17 N37$ S24 E12 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
1	0940	SHEDS/PORT	0	100	6	10	60.00	SF	30.00	30.00	100	2010	2010	3	50	900	
2	9001	CONTANR 40	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2000	2000	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 09/18/2018 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS