

PT GOVT LOT 1 OF SEC 7-3N-26E
IN OR 958/42 BEING PARCEL "1"
(EX UTIL ESMT IN OR 1302/443)

MITCHELL MAJOR & SADELL/ROBERTS NATASHA
57041 ALDERMAN DRIVE
YULEE, FL 32097

2023

07-3N-26-0000-0006-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	780	100	780	50,187
BAS	378	100	378	24,322
FSP	168	40	67	4,311
FST	98	55	54	3,475
FUS	780	100	780	50,187

TOTALS	2,204		2,059	132,482
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0350	CARPORT WD	0	0	20	15	300.00	SF	5.20	5.20	
2	0350	CARPORT WD	0	0	6	6	36.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	0	15	15	225.00	SF	21.00	21.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0004	OR	104.00	417.00	1.00	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,059	95.0600	85.79	176,642	1987	1987		0	0	25.00	75.00	
1 SINGLE FAM - 0% - 0													
Heated Area: 1938													
HX Base Yr													

57041 ALDERMAN DR, YULEE				BLD DATE					LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
300.00	SF	5.20	5.20	100	1987	1987	3	20	312		
36.00	SF	6.50	6.50	100	1987	1987	3	20	47		
225.00	SF	21.00	21.00	100	1987	1987	3	20	945		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			132,482
TOTAL MARKET OB/XF VALUE			1,304
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			178,786
SOH/AGL Deduction			32,723
ASSESSED VALUE			146,063
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			146,063
TOTAL JUST VALUE			178,786
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			156,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4063	N/A	62,222	05/01/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0958/0042	11/13/2000	WD	U	I	05	78,500	
GRANTOR: BANKERS TRUST CO OF C							
GRANTEE: MITCHELL MAJOR & SA							
0921/0497	2/24/2000	CT	U	I	14	100	
GRANTOR: CLERK OF COURT							
GRANTEE: BANKERS TRUST COMPA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W14 BAS=[YR=1993] W30 S26 E9 FSP=[YR=2013] S8 E21 BAS=[YR=2013] E14 N27 W14 S27\$ N8 W21 \$ E21 N26 \$ S7 E14 N7\$ PTR= E10 FUS=[YR=1993] E30 S26 W30 N26\$W10\$.											