



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,344	100	1,344	144,508
FOP	112	30	34	3,656
TOTALS	1,456		1,378	148,164

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	24	3			6.50	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.17	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,378	102.0240	121.15	166,945	1994	1999	0	0	0	11.25
1 SNGL FAM - 0% - 0											
Heated Area: 1344 HX Base Yr											
BAS 1994 FOP 1994											
153003 CR 108, YULEE											

TOTAL OB/XF											
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1	0810	CONCRETE A	0	0	24	3			6.50	100	1998

TOTAL OB/XF											
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1	0810	CONCRETE A	0	0	24	3			6.50	100	1998

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			148,164
TOTAL MARKET OB/XF VALUE			360
TOTAL LAND VALUE - MARKET			52,650
TOTAL MARKET VALUE			201,174
SOH/AGL Deduction			43,861
ASSESSED VALUE			157,313
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			157,313
TOTAL JUST VALUE			201,174
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			165,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 1216	NEW CONSTR	5,194	09/01/1994
94-01236	NEW CONSTR	48,000	08/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2377/0841	7/16/2020	WD	Q	I	01
GRANTOR: BRIGMOND DAVID N & NO					
GRANTEE: GARNER WENDY					
1304/1901	3/29/2005	WD	U	I	01
GRANTOR: NEWELL BARBARA & DAVI					
GRANTEE: BRIGMOND DAVID N &					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1994] W52 S28 E24 FOP=[YR=1994] E28 N4 W28 S4 \$ N4 E28 N24 \$.											