PT GOVT LOT 1 OF SEC 7-3N-26E
IN OR 720/153

MASON DALE B & BEVERLY W
57112 ALDERMAN DRIVE
YULEE, FL 32097

2023

07-3N-26-0000-0006-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

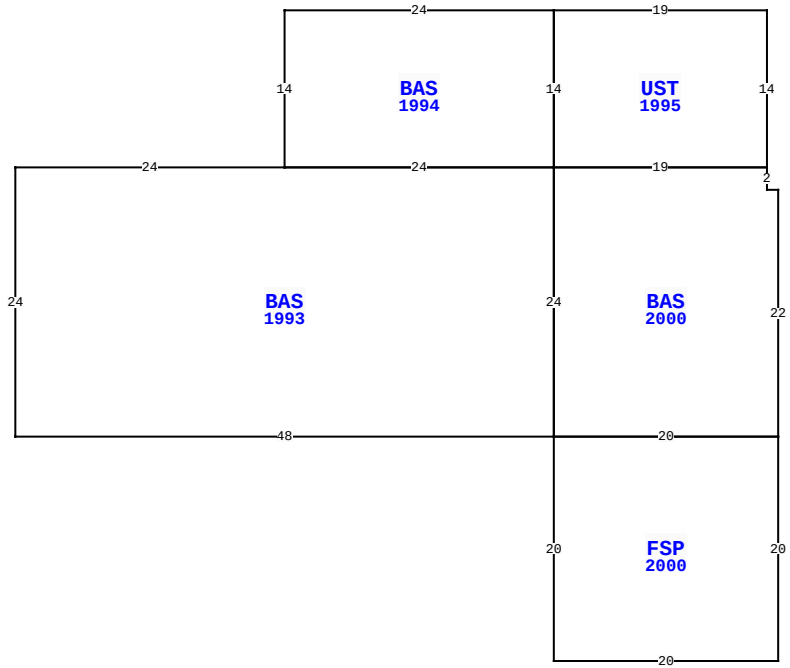
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		3 100
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	1,152	100	1,152	92,565
BAS	336	100	336	26,998
BAS	478	100	478	38,408
FSP	400	40	160	12,857
UST	266	45	120	9,642
TOTALS	2,632		2,246	180,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,246	105.0560	94.81	212,943	1986	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 0 Heated Area: 1966 HX Base Yr



57112 ALDERMAN DR, YULEE

BLD DATE	03/14/2011 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		180,469
TOTAL MARKET OB/XF VALUE		2,866
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		233,735
SOH/AGL Deduction		115,351
ASSESSED VALUE		118,384
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,384
TOTAL JUST VALUE		233,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P004294	REMODEL	3,000	09/01/2000
B9501581	GARAGE	8,600	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0720/0153	12/01/1994	QC	U	I	01	100
GRANTOR: MASON DALE B & BEVERL						
GRANTEE: MASON DALE B & BEVE						
0513/0599	3/07/1986	WD	U	I		100
GRANTOR: MASON DALE BRUCE						
GRANTEE: MASON DALE BRUCE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W1 N2 UST=[YR=1995] N14 W19 BAS=[YR=1994] W24 S14 BAS=[YR=1993] W24 S24 E48 FSP=[YR=2000] S20 E20 N20 W20$ N24 W24$ E24 N14$ S14 E19$W19 S24 E20 N22$.

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
2	0681	POLE SHED	0	100	8	12	72.00	SF	7.50	7.50	100	2000	2000	3	29	157	
4	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
5	0351	CARPORT MT	0	100	20	24	480.00	SF	5.60	5.60	100	2000	2000	3	20	538	
6	0681	POLE SHED	0	100	20	14	280.00	SF	9.00	9.00	100	2000	2000	3	29	731	

LAND DESCRIPTION

TOTAL OB/XF 2,866

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		OR	0.00	0.00	1.12	AC		1.00	1.00	1.00	45,000.00	45,000.00	50,400							

REVIEW DATE 03/27/2020 BY KBP Total Acres: 1.12 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 08/02/2023 BY SYS