PT OF E1/2 OF SE1/4
IN OR 1964/940
ESMT OR 1141/1985

MITCHELL JOHN F & ROSANNE S
P O BOX 1450
YULEE, FL 32041

2023

08-2N-27-0000-0005-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

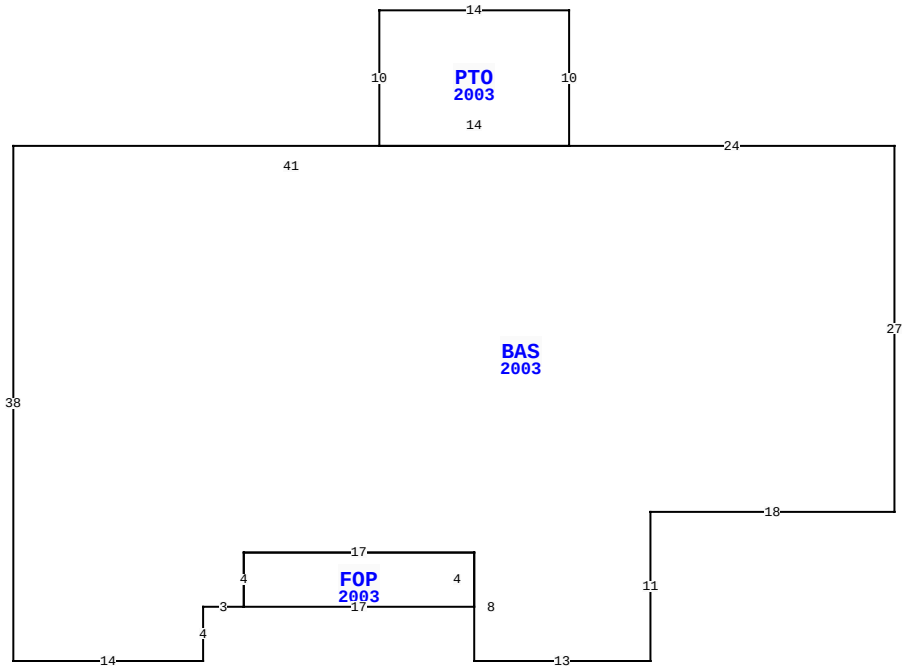
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,124	100	2,124	222,712
FOP	68	30	20	2,097
PTO	140	5	7	734
TOTALS	2,332		2,151	225,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,151	102.9686	122.28	263,024	2003	2003	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2016 Heated Area: 2124 HX Base Yr 2016



75089 INDIAN AVE, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,543
TOTAL MARKET OB/XF VALUE		34,909
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		340,452
SOH/AGL Deduction		164,904
ASSESSED VALUE		175,548
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,548
TOTAL JUST VALUE		340,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B31451	980 SF	43,737	11/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1964/0940	2/24/2015	WD	Q	I	01	189,000
GRANTOR: WILLIAMS ANGIE T						
GRANTEE: MITCHELL JOHN F & R						
1850/0518	3/12/2013	QC	U	I	11	100
GRANTOR: WILLIAMS VANCE & ANGI						
GRANTEE: WILLIAMS ANGIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W24 PTO=[YR=2003] N10 W14 S10 E14$ W41 S38 E14 N4 E3 FOP=[YR=2003] E17 N4 W17 S4$ N4 E17 S8 E13 N11 E18 N27$.

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	0810	CONCRETE A	0	100	0	0	474.00	SF	6.50	6.50	100	2003	2003	3	84	2,588	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	88	1,760	
4	0510	GARAGE WD-	0	100	35	28	980.00	SF	38.50	38.50	100	2015	2015	3	81	30,561	

LAND DESCRIPTION

TOTAL OB/XF 34,909

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	000100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/21/2020 BY NW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS