E1/2 OF SE1/4
IN OR 1838/314

NORFLEET RACHEL & CHRISTOPHER
75262 HARVESTER ST
YULEE, FL 32097

2023

08-2N-27-0000-0005-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

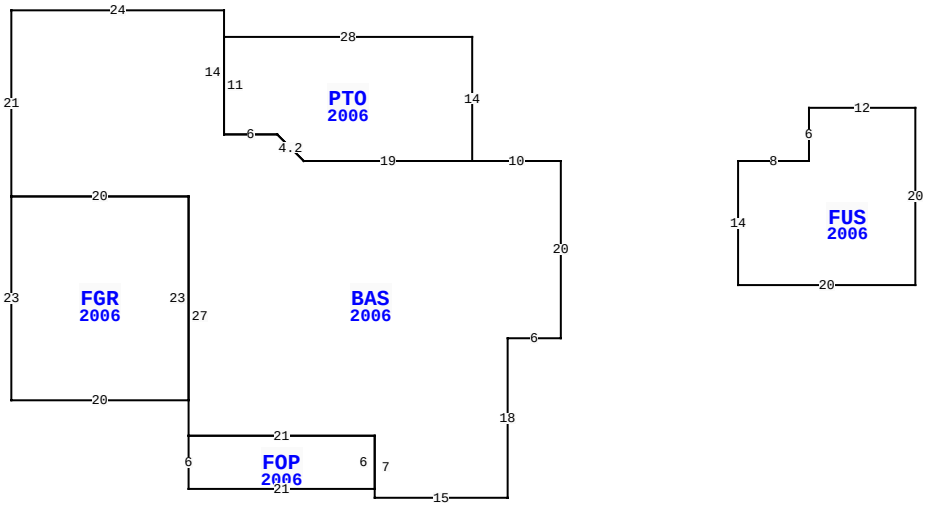
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,852	100	1,852	217,443
FGR	460	55	253	29,705
FOP	126	30	38	4,461
FUS	352	100	352	41,328
PTO	370	5	18	2,114
TOTALS	3,160		2,513	295,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,513	106.8864	126.93	318,975	2006	2006	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2013 Heated Area: 2204 HX Base Yr 2013



75262 HARVESTER ST, YULEE

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE	02/08/2007	JM	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,052
TOTAL MARKET OB/XF VALUE		41,856
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		416,908
SOH/AGL Deduction		211,345
ASSESSED VALUE		205,563
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,563
TOTAL JUST VALUE		416,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428337	SWIM POOL	30,340	02/01/2014
B0618537	NEW CONSTR	175,230	09/01/2006
C0618537	NEW CONSTR	175,230	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1838/0314	12/17/2012	WD	Q	I	02	150,000
GRANTOR: WOLFE CHRISTOPHER D &						
GRANTEE: NORFLEET RACHEL & C						
1466/1547	12/20/2006	WD	Q	I		200,000
GRANTOR: NASSAU BUILDERS INC						
GRANTEE: WOLFE CHRISTOPHER D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W10 PTO=[YR=2006] N14 W28 S11 E6 R3 D3 E19$W19 U3 L3 W6 N14 W24 S21 FGR=[YR=2006] S23 E20 N23 W20$ E20 S27 FOP=[YR=2006] S6 E21 N6 W21$ E21 S7 E15 N18 E6 N20$ PTR=E20 FUS=[YR=2006] E8 N6 E12 S20 W20 N14$ W20$.

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	0812	CONCRETE C	0	100	0	0	1,895.00	SF	4.00	4.00	100	2006	2006	3	88	6,670	
2	0681	POLE SHED	0	100	0	0	648.00	SF	15.00	15.00	100	2012	2012	3	71	6,901	
3	0462	ST/AL FNC	0	100	0	0	576.00	SF	10.00	10.00	100	2014	2014	3	78	4,493	
4	0845	KOOL DECK	0	100	0	0	220.00	SF	7.25	7.25	100	2014	2014	3	95	1,515	
5	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2014	2014	3	78	22,277	

LAND DESCRIPTION

TOTAL OB/XF 41,856

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	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/16/2019 BY SBA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS