LOT 21
NASSAU STATION OR 2425/1321

SMALLS CYNTHIA & SARYL SPENCER
75084 NASSAU STATION WAY
YULEE, FL 32097

2023

08-2N-27-0215-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

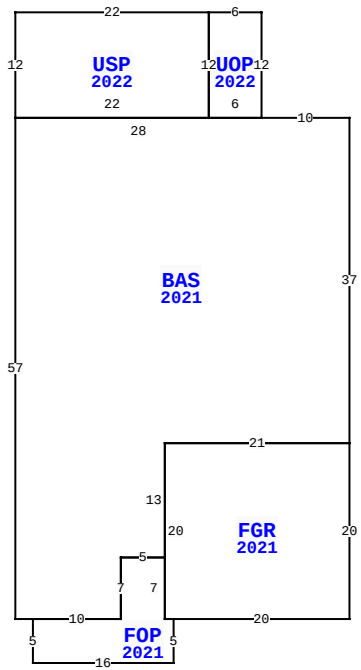
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4093.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	1,711	178,714
FGR	420	55	231	24,128
FOP	115	30	34	3,551
UOP	72	20	14	1,462
USP	264	30	79	8,252
TOTALS	2,582		2,069	216,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,069	115.7380	104.45	216,107	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1711 HX Base Yr 2022



75084 NASSAU STATION WAY, YULEE

BLD DATE	03/29/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,107
TOTAL MARKET OB/XF VALUE		3,323
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		264,430
SOH/AGL Deduction		27,546
ASSESSED VALUE		236,884
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		186,884
TOTAL JUST VALUE		264,430
NCON VALUE		12,128
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007010	ADDITION	6,500	05/05/2022
21001423	CO ISSUED	0	12/28/2021
21004249	NEW CONSTR	236,992	04/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/1635	12/29/2021	SW	Q	I	02	300,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SMALLS CYNTHIA & DA						
2448/1201	4/01/2021	WD	Q	V	05	1,560,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W10 UOP=[YR=2022] N12 W6 USP=[YR=2022] W22 S12 E22 N12$ S12 E6$ W28 S57 E2 FOP=[YR=2021] S5 E16 N5 FGR=[YR=2021] E20 N20 W21 S20 E1$ W1 N7 W5 S7 W10$ E10 N7 E5 N13 E21 N37$.

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	0811	CONCRETE B	0	100	0	0	639.00	SF	5.20	5.20	100	2021	2021	3	100	3,323	

LAND DESCRIPTION

TOTAL OB/XF 3,323

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/19/2022 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS