LOT 32
NASSAU STATION OR 2425/1321

LEVY JACK A
75026 NASSAU STATION WAY
YULEE, FL 32097

**2023**

**08-2N-27-0215-0032-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

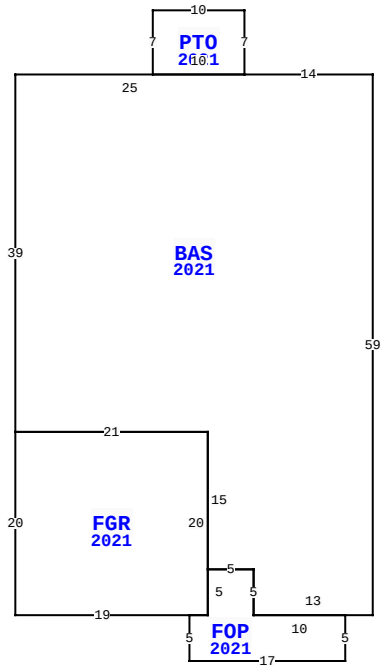
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,856 | 100 | 1,856 | 193,859 |
| FGR | 420 | 55 | 231 | 24,128 |
| FOP | 110 | 30 | 33 | 3,447 |
| PTO | 70 | 5 | 4 | 418 |
| TOTALS | 2,456 | | 2,124 | 221,852 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,124 | 115.7380 | 104.45 | 221,852 | 2021 | 2021 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1856 HX Base Yr




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

75026 NASSAU STATION WAY, YULEE

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 221,852 |
| TOTAL MARKET OB/XF VALUE | 11,742 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 278,594 |
| SOH/AGL Deduction | 19,789 |
| ASSESSED VALUE | 258,805 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 258,805 |
| TOTAL JUST VALUE | 278,594 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 235,277 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21001287 | NEW CONSTR | 255,468 | 02/04/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2497/0692 | 9/15/2021 | SW | Q | I | 01 | 303,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: LEVY JACK A | | | | | | |
| 2428/1461 | 1/26/2021 | WD | Q | V | 05 | 600,000 |
| GRANTOR: PATRIOT RIDGE LLP | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2021] W14 PTO=[YR=2021] N7 W10 S7 E10$ W25 S39
FGR=[YR=2021] S20 E19 FOP=[YR=2021] S5 E17 N5 W10 N5 W5 S5
W2$ E2 N20 W21$ E21 S15 E5 S5 E13 N59$.

### 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 | 0 | 0 | 0 | 706.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 100 | 3,671 | |
| 2 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2021 | 2021 | 3 | 99 | 297 | |
| 3 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 186.00 | LF | 32.00 | 32.00 | 100 | 2021 | 2021 | 3 | 99 | 5,892 | |
| 4 | 0462 | ST/AL FNC | 0 | 0 | 0 | 0 | 192.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 98 | 1,882 | |

### LAND DESCRIPTION

TOTAL OB/XF 11,742

| 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 | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 11/22/2021 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS