LOT 26
IN OR 1382/107
CARTESIAN POINTE #1 PB 6/345

ROWLAND JAMI B & DAMON L
86060 ALISON COURT
YULEE, FL 32097

2023

09-2N-27-0230-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

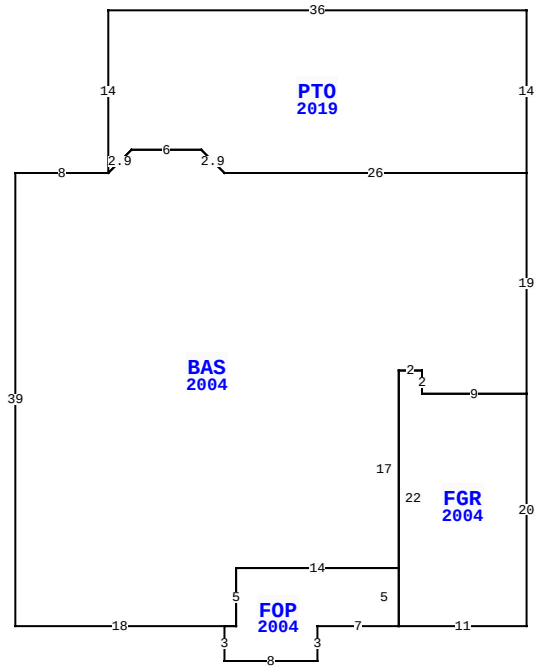
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100	1,438	138,271
FGR	224	55	123	11,827
FOP	94	30	28	2,692
PTO	488	5	24	2,308
TOTALS	2,244		1,613	155,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,613	116.6319	105.26	169,784	2004	2004	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2007 Heated Area: 1438 HX Base Yr 2007



86060 ALISON CT, YULEE

BLD DATE	03/20/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		155,098
TOTAL MARKET OB/XF VALUE		6,563
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		211,661
SOH/AGL Deduction		90,197
ASSESSED VALUE		121,464
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,464
TOTAL JUST VALUE		211,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003172	ABOVE GROUND	0	03/29/2019
B0412883	NEW CONSTR	108,837	05/01/2004
R046209	REPAIR/RRF	2,000	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1382/0107	1/17/2006	WD	Q	I		164,000
GRANTOR: WERLING PAUL J & KARE						
GRANTEE: ROWLAND JAMI B & DA						
1275/0599	11/18/2004	WD	Q	I		151,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WERLING PAUL J & KA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W36 S14 BAS=[YR=2004] W8 S39E18 FOP=[YR=2004] S3 E8 N3 E7 FGR=[YR=2004] E11 N20 W9 N2 W2 S22 $ N5 W14 S5 W1 $ E1 N5 E14 N17 E2 S2 E9 N19 W26 U2 L2 W6 D2 L2 $ U2 R2 E6 D2 R2 E26 N14$.

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	728.00	SF	5.20	5.20	100	2004	2004	3	86	3,256	
2	0855	CONC PAVER	0	100	0	0	334.00	SF	10.00	10.00	100	2019	2019	3	99	3,307	

LAND DESCRIPTION

TOTAL OB/XF 6,563

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/23/2020 BY NWP Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS