LOT 28
IN OR 1685/915
CARTESIAN POINTE #1 PB 6/345

SELLERS MICHELE/WINGATE JEREMY
86040 ALISON COURT
YULEE, FL 32097

2023

09-2N-27-0230-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

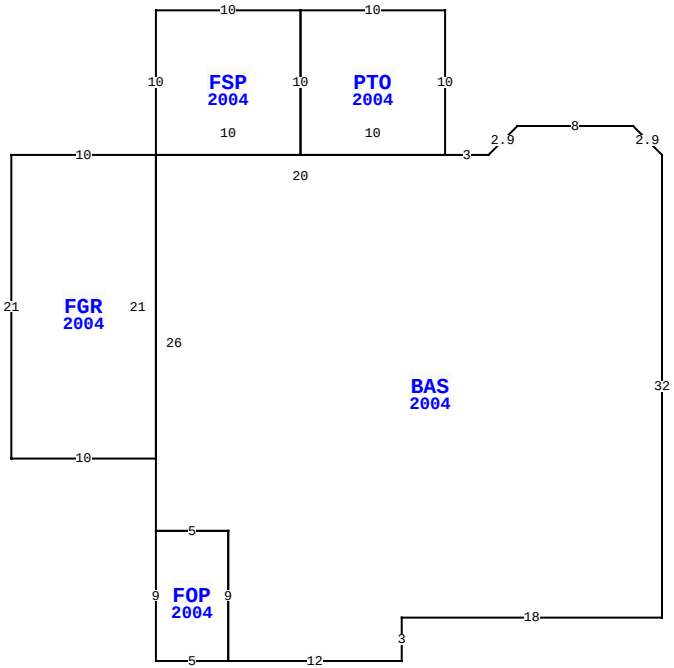
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,146	100	1,146	114,705
FGR	210	55	116	11,610
FOP	45	30	14	1,401
FSP	100	40	40	4,004
PTO	100	5	5	501
TOTALS	1,601		1,321	132,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,321	121.2120	109.39	144,504	2004	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2011 Heated Area: 1146 HX Base Yr 2011



86040 ALISON CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		132,221
TOTAL MARKET OB/XF VALUE		5,557
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		187,778
SOH/AGL Deduction		81,035
ASSESSED VALUE		106,743
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,743
TOTAL JUST VALUE		187,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412923	ADDITION	2,000	06/01/2004
B0312110	NEW CONSTR	81,059	12/30/2003
R035702	REPAIR/RRF	2,000	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1685/0915	6/21/2010	WD	Q	I	01	120,000
GRANTOR: GILL ESMELDA B						
GRANTEE: SELLERS MICHELE & J						
1235/1427	6/04/2004	WD	Q	I		125,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GILL ESMELDA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] U2 L2 W8 D2 L2 W3 PTO=[YR=2004] N10 W10 FSP=[YR=2004] W10 S10 FGR=[YR=2004] W10 S21 E10 N21 $ E10 N10 $ S10 E10 $ W20 S26 FOP=[YR=2004] S9 E5 N9 W5 $ E5 S9 E12 N3 E18 N32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	546.00	SF	5.20	5.20	100	2004	2004	3	86	2,442	

LAND DESCRIPTION

TOTAL OB/XF 5,557

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 02/16/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS