LOT 54
IN OR 1767/312
CARTESIAN POINTE #1 PB 6/345

MILLER TIMOTHY O JR & THELMA S
86060 JORDAN COURT
YULEE, FL 32097

2023

09-2N-27-0230-0054-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

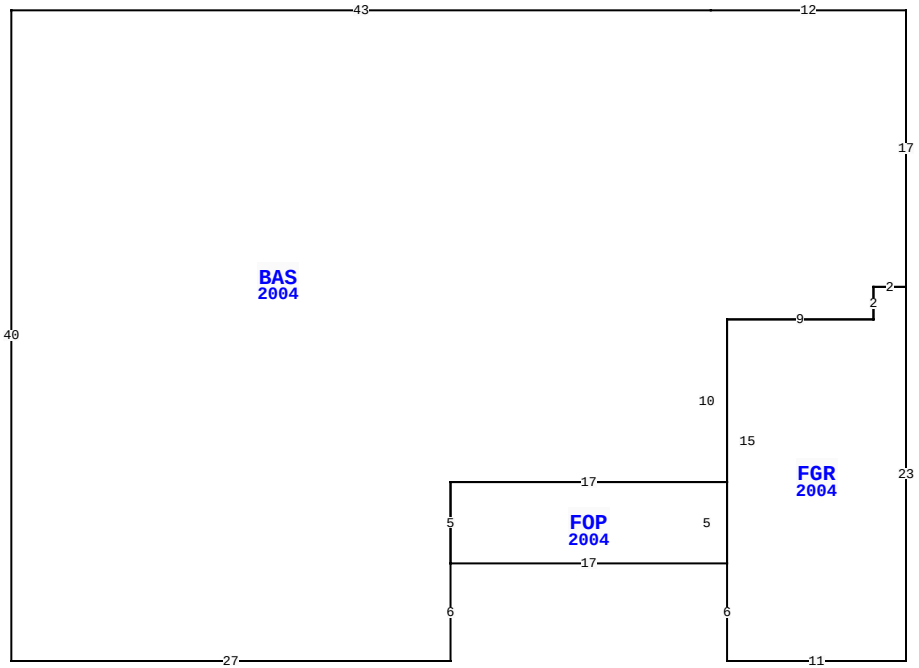
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,778	100	1,778	161,662
FGR	235	55	129	11,729
FOP	85	30	26	2,364
TOTALS	2,098		1,933	175,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,933	110.1030	99.37	192,082	2004	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2012 Heated Area: 1778 HX Base Yr 2012



86060 JORDAN CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		175,755
TOTAL MARKET OB/XF VALUE		2,370
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		228,125
SOH/AGL Deduction		98,736
ASSESSED VALUE		129,389
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,389
TOTAL JUST VALUE		228,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412319	NEW CONSTR	126,036	02/01/2004
R045853	REPAIR/RRF	2,000	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1767/0312	11/30/2011	WD	Q	I	01	122,000
GRANTOR: THRIFT TERRY B						
GRANTEE: MILLER TIMOTHY O JR						
1426/1727	7/10/2006	WD	Q	I		187,200
GRANTOR: GROGAN JAMES J & JESS						
GRANTEE: THRIFT TERRY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 W43 S40 E27 N6 FOP=[YR=2004] E17
FGR=[YR=2004] S6 E11 N23 W2 S2 W9 S15 $ N5 W17 S5 $ N5 E17
N10 E9 N2 E2 N17 $.

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	530.00	SF	5.20	5.20	100	2004	2004	3	86	2,370	

LAND DESCRIPTION

TOTAL OB/XF 2,370

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