LOT 11
IN OR 1947/641
SPRING MEADOW PB 5/142

POORE TRACY B/POORE COREY E
86096 SPRING MEADOW AV
YULEE, FL 32097

2023

09-2N-27-1950-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

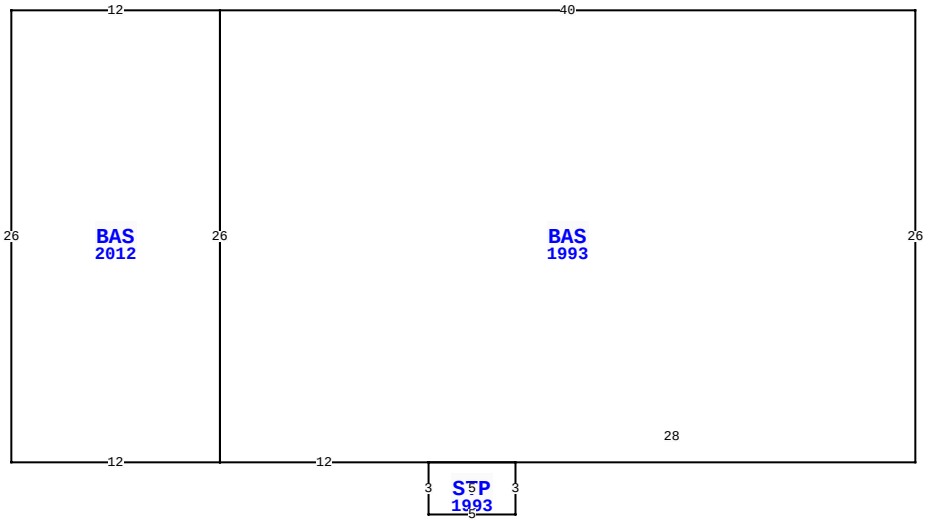
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	4049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	79,627
BAS	312	100	312	23,888
STP	15	10	2	153
TOTALS	1,367		1,354	103,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,354	101.9200	91.98	124,541	1990	1990	0	0	0	16.76	83.24

1 SINGLE FAM – 100% - 2015 Heated Area: 1352 HX Base Yr 2015



86096 SPRING MEADOW AVE, YULEE

BLD DATE	03/16/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		103,668
TOTAL MARKET OB/XF VALUE		3,180
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		176,848
SOH/AGL Deduction		75,279
ASSESSED VALUE		101,569
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		51,569
TOTAL JUST VALUE		176,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6289	NEW CONSTR	40,958	02/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1947/0641	11/12/2014	WD	Q	I	02	124,900
GRANTOR: COLLINS LINDA DIANE						
GRANTEE: POORE TRACY B & COR						
1240/0586	6/23/2004	WD	Q	I		112,000
GRANTOR: KEENE TERRY S & ELIZA						
GRANTEE: COLLINS LINDA DIANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 BAS=[YR=2012] W12 S26 E12 N26 $ S26 E12
STP=[YR=1993] S3 E5 N3 W5 $ E28 N26$.

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	0810	CONCRETE A	0	100	0	0	789.00	SF	6.50	6.50	100	1990	1990	3	62	3,180	

LAND DESCRIPTION

TOTAL OB/XF 3,180

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		RS-1	100.00	220.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 03/23/2020 BY NWP Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS