

MORA DAVID A JR
86078 SPRING MEADOW AVE
YULEE, FL 32097

09-2N-27-1950-0012-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

15

CONC BLOCK 80

Exterior Wall

20

FACE BRICK 20

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 60

Interior Floo

11

CLAY TILE 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

1

100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 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

91,123

FEP

264

80

211

18,487

FST

312

55

172

15,070

TOTALS

1,616

1,423

124,682

EXTRA FEATURES

86078 SPRING MEADOW AVE, YULEE

L N

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

0100

0

0

796.00

SF

6.50

6.50

100

1990

1990

3

62

3,208

2

1242

WD DECK A

0100

0

0

396.00

SF

10.00

10.00

100

2002

2002

3

21

832

LAND DESCRIPTION

TOTAL OB/XF

4,040

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

0006

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

02/02/2018

BY

SB

Total Acres:

0.00

Total Land Value:

70,000

Market:

0

Agricultural:

0

Common:

70,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100

01

1,423

110.4480

99.68

141,845

1990

2000

0

0

12.10

87.90

1

SINGLE FAM - 100%

- 2020

Heated Area: 1040

HX Base Yr 2020

22

12

12

22

12

10

30

26

26

12

40

26

FEP

2009

FST

1993

BAS

1993

NASSAU COUNTY PROPERTY

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4

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

124,682

TOTAL MARKET OB/XF VALUE

4,040

TOTAL LAND VALUE - MARKET

70,000

TOTAL MARKET VALUE

198,722

SOH/AGL Deduction

49,240

ASSESSED VALUE

149,482

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

99,482

TOTAL JUST VALUE

198,722

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

166,959

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

V I

RSN CD

SALE PRICE

2319/0176

11/15/2019

WD Q

I

01

183,500

GRANTOR: MATTHEW 25 INVESTMENT

GRANTEE:MORA DAVID A JR

2284/0430

6/13/2019

CT U

I

18

128,000

GRANTOR: CLERK OF COURT

GRANTEE:MATTHEW 25 INVESTM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 FEP=[YR=2009] N12 W22 S12 FST=[YR=1993] S26 E12 N26 W12\$ E22\$ W10 S26 E40 N26\$.