

HINES STEVEN D/PARAMORE-HINES MELINDA R
75172 FERN CREEK DR
YULEE, FL 32097

11-2N-26-1830-0110-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 80		
Exterior Wall	16	WD FR STUC 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		4 100		
Bathrooms		3 100		
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 05		
NEIGHBORHOOD/LOC	5009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,081	100	1,081	99,835
FGR	630	55	346	31,955
FOP	76	30	23	2,124
FOP	120	30	36	3,325
FUS	1,520	100	1,520	140,379
STR	44	10	4	369
TOTALS	3,471		3,010	277,987

EXTRA FEATURES	
L N	OB/XF CODE
1	0811

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
CONCRETE B	0 100	0	0	1,077.00	SF	5.20	5.20	100	2016	2016	3	97	5,432	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,010	105.0640	94.82	285,408	2016	2016	0	0	2.60	97.40

1 SINGLE FAM - 100% - 2017

Heated Area: 2601

HX Base Yr 2017

The floor plan shows a complex building footprint divided into several sections labeled with their respective codes and years: FGR 2016 (Front Garage), BAS 2016 (Basement), FOP 2016 (Front Porch), STR 2016 (Side Room), and FUS 2016 (Front Utility). Dimensions are provided for various segments of the footprint.

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		277,987	
TOTAL MARKET OB/XF VALUE		5,432	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		338,419	
SOH/AGL Deduction		158,920	
ASSESSED VALUE		179,499	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		129,499	
TOTAL JUST VALUE		338,419	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,890	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631977	C0 ISSUED	0	07/27/2016
B1631977	NEW CONSTR	321,953	03/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q I	V I	RSN CD	SALE PRICE
2062/1547	7/29/2016	SW Q	I	01		237,000

GRANTOR:D R HORTON INC JACKSO
GRANTEE:HINES STEVEN D & ME
2033/1069 3/10/2016 SW U V 30 172,000
GRANTOR:RL REGI FLORIDA LLC
GRANTEE:D R HORTON INC JACK

BUILDING NOTES													
BUILDING DIMENSIONS													
FOP=[YR=2016] N10 W12 S10 BAS=[YR=2016] W25 S23 FGR=[YR=2016] W10 S21 E30 N3 FOP=[YR=2016] E17 N4 W13 N2 W4 S6\$ N18 W20\$ E20 S12 E4 S2 E13 N37 W12\$ E12\$ PTR=E20 FUS=[YR=2016] E37 S37 W17 S7 W9 S1 W11 N22 STR=[YR=2016] E11 N4 W11 S4\$ N23\$ W20\$.													

LAND DESCRIPTION

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	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

TOTAL OB/XF		5,432	
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REVIEW DATE 08/02/2022 BY KBA

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

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