

ALBERT CHAD BLANE/PODSKABI AMY MARIE
65031 MOSSY CREEK LANE
YULEE, FL 32097

11-2N-26-1830-0236-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type0305081404

COMP SHNGL 100 DRYWALL 100 SHT VINYL 50 CARPET 50 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame02

4 100 3 100 WOOD FRAME 100

Stories Units Occupancy2.0000

2. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC0301000509.00

Quality Level 03 SINGLE FAMILY MKT AREA 05

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS98110098191,619
FGR4205523121,574
FOP30309841
FUS1,3531001,353126,362
PTO7054373
STR48105467

TOTALS2,9022,583241,237

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OBJ/XF MKT VALUENOTES

10810CONCRETE A01000959.00SF6.506.50100201720173976,046

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000136CSFR INT1000.000.001.00UT1.001.001.0055,000.0055,000.0055,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100012,583105.600095.30246,16020172017002.0098.00

1 SINGLE FAM - 100% - 2022Heated Area: 2334HX Base Yr 2022

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE241,237
TOTAL MARKET OB/XF VALUE6,046
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE302,283
SOH/AGL Deduction35,421
ASSESSED VALUE266,862
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE216,862
TOTAL JUST VALUE302,283
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE259,089

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2439/13662/26/2021WDQI01279,000

GRANTOR: SIZEMORE DANIEL S III
GRANTEE: ALBERT CHAD BLANE &
2296/10427/26/2019WDQI01248,000
GRANTOR: MANNING NICHOLAS J &
GRANTEE: SIZEMORE DANIEL S I

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 PTO=[YR=2017] N7 W10 S7 E10\$ W22 S33 E11 FOP=[YR=2017] S5 E6 FGR=[YR=2017] S2 E21 N20 W21 S18\$ N5 W6\$ E6 N13 E21 N20\$ PTR=E20 FUS=[YR=2017] E38 S12 STR=[YR=2017] S4 W12 N4 E12\$ W12 S4 E12 S24 W21 N7 W17 N33\$ W20\$.

REVIEW DATE04/25/2017BYKBTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/02/2023 BY SYS