

CAMPBELL CAVONTE M & MELISA R
76417 LONG LEAF LOOP
YULEE, FL 32097

11-2N-26-2050-0083-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 50		
Exterior Wall	17	CB STUCCO 50		
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		3 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 05		
NEIGHBORHOOD/LOC	5005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	99,679
FGR	440	55	242	20,305
FOP	12	30	4	336
FSP	320	40	128	10,740
FUS	1,584	100	1,584	132,905
TOTALS	3,544		3,146	263,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,146	98.9000	89.26	280,812	2005	2010	0	0	0	6.00	94.00

1 SINGLE FAM - 100% - 2016 Heated Area: 2772 HX Base Yr 2016

FSP 2005

BAS 2005

FGR 2005

FOP 2005

FUS 2005

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		263,963	
TOTAL MARKET OB/XF VALUE		3,049	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		322,012	
SOH/AGL Deduction		118,168	
ASSESSED VALUE		203,844	
TOTAL EXEMPTION VALUE		HX HB XM	50,000
BASE TAXABLE VALUE		153,844	
TOTAL JUST VALUE		322,012	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,003	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
19005872	7/03/2015	WD Q	I	01		212,000
GRANTOR: RADA PAUL J & ANTHONY						
GRANTEE: CAMPBELL CAVONTE M						
1428/0445	7/17/2006	WD U	I	07		100
GRANTOR: MARONDA HOMES INC						
GRANTEE: RADA PAUL J & ANTHO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 FSP=[YR=2005] N10 W32 S10 E32\$ W36 S26
FGR=[YR=2005] S22 E20 N22 W20\$ E20 S8 E2 FOP=[YR=2005] E6 N2
W6 S2\$ N2 E6 S2 E12 N34\$ PTR=E15 FUS=[YR=2005] E40 S36 W10
N17 W8 S17 W2 S14 W20 N50\$ W15 \$.

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

TOTAL OB/XF

3,049

REVIEW DATE

08/18/2020

BY

KB

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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