LOT 119
TIMBER CREEK PLANTATION #1
PB 6/394

JUDGE JEFFREY & MEGAN
76062 HARLEY COURT
YULEE, FL 32097

2023

11-2N-26-2050-0119-0000

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

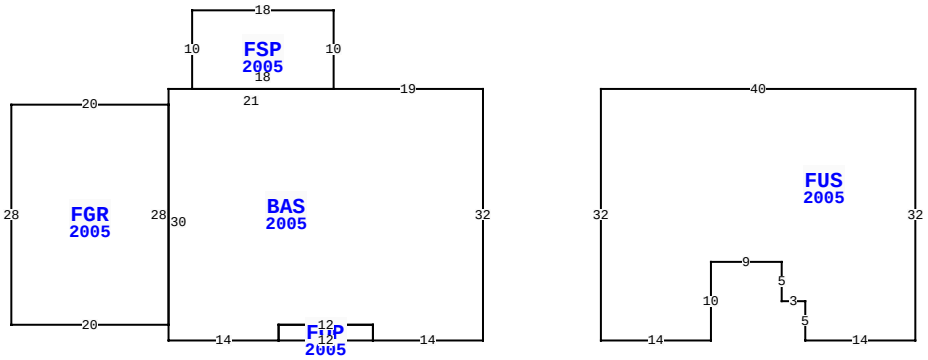
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1,256	109,380
FGR	560	55	308	26,822
FOP	24	30	7	610
FSP	180	40	72	6,270
FUS	1,175	100	1,175	102,326
TOTALS	3,195		2,818	245,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,818	103.2000	93.14	262,469	2005	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2431 HX Base Yr 2021



76062 HARLEY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,409
TOTAL MARKET OB/XF VALUE		4,420
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		304,829
SOH/AGL Deduction		63,733
ASSESSED VALUE		241,096
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		191,096
TOTAL JUST VALUE		304,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003786	REPAIR/RRF	9,734	06/01/2017
B13668	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/0523	10/08/2020	WD	Q	I	01	305,000
GRANTOR: LEE LEONARD O & MARY						
GRANTEE: JUDGE JEFFREY & MEG						
1304/1258	3/28/2005	SW	Q	I	01	188,400
GRANTOR: MARONDA HOMES INC						
GRANTEE: LEE LEONARD O & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 FSP=[YR=2005] N10 W18 S10 E18$ W21 S2 FGR=[YR=2005] W20 S28 E20 N28$ S30 E14 FOP=[YR=2005] E12 N2 W12 S2$ N2 E12 S2 E14 N32$ PTR=E15 FUS=[YR=2005] E40 S32 W14 N5 W3 N5 W9 S10 W14 N32$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,270.00	SF	4.00	4.00	100	2005	2005	3	87	4,420	

LAND DESCRIPTION

TOTAL OB/XF 4,420

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/18/2018 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS