LOT 125
IN OR 2204/1361
TIMBER CREEK PLANTATION #1

VASILAS JAMES N & WENDY L
76041 HARLEY CT
YULEE, FL 32097

2023

11-2N-26-2050-0125-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

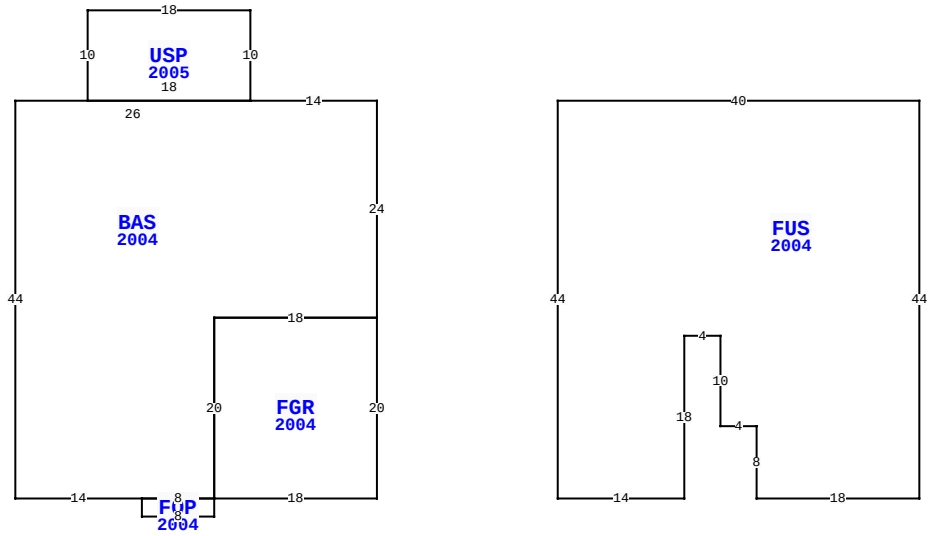
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,400	100	1,400	118,896
FGR	360	55	198	16,815
FOP	16	30	5	424
FUS	1,656	100	1,656	140,637
USP	180	30	54	4,586
TOTALS	3,612		3,313	281,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,313	100.6480	90.83	300,920	2004	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2019 Heated Area: 3056 HX Base Yr 2019



76041 HARLEY CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,360
TOTAL MARKET OB/XF VALUE		2,969
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		339,329
SOH/AGL Deduction		83,904
ASSESSED VALUE		255,425
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		205,425
TOTAL JUST VALUE		339,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003680	REPAIR/RRF	8,000	05/01/2018
P11615	OTHER	0	10/01/2006
B0413347	BLDG	211,690	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/1361	6/19/2018	WD	Q	I	01	235,000
GRANTOR: DOUDNA CHRISTINE E						
GRANTEE: VASILAS JAMES N & W						
1296/1777	2/22/2005	WD	U	I	21	182,200
GRANTOR: MARONDA HOMES INC						
GRANTEE: DOUDNA CHRISTINE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 USP=[YR=2005] N10 W18 S10 E18$ W26 S44 E14 FOP=[YR=2004] S2 E8 N2 W8$ E8 FGR=[YR=2004] E18 N20 W18 S20$ N20 E18 N24$ PTR= E20 FUS=[YR=2004] E40 S44 W18 N8 W4 N10 W4 S18 W14 N44$ W20$.

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	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	2004	2004	3	86	2,969	

LAND DESCRIPTION

TOTAL OB/XF 2,969

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 03/29/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS