

ARCHER THOMAS & RENEE
78005 TURNBERRY CT
YULEE, FL 32097

11-2N-26-2052-0204-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 50

Exterior Wall17CB STUCCO 50

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2.5 100

Frame Stories Units02WOOD FRAME 100
0 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5005.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,0681001,06896,536

FGR4205523120,880

FOP353010904

FUS1,4881001,488134,499

UOP15020302,712

TOTALS3,1612,827255,531

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0100012,827

TOT ADJ PTS105.9840

EFF. BASE RATE95.65

REPL. COST NEW270,403

AYB2011

EYB2011

ECON0

FNCT0

NORM0

% COND5.50

94.50

1 SINGLE FAM - 100% - 2020

Heated Area: 2556

HX Base Yr 2020

Diagram showing building footprint with areas labeled: UOP 2017, BAS 2011, FUS 2011, FGR 2011.

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE255,531

TOTAL MARKET OB/XF VALUE2,947

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE313,478

SOH/AGL Deduction137,918

ASSESSED VALUE175,560

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE125,560

TOTAL JUST VALUE313,478

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE264,984

PERMIT NUMDESCRIPTIONAMTISSUED

B1429551ADDITION2,57411/01/2014

C24060CO ISSUED001/13/2011

M15743H/AC011/01/2010

P14502NEW CONSTR010/01/2010

B24060NEW CONSTR267,18410/01/2010

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2300/11518/23/2019WDQI01265,000

GRANTOR: HOY SCOTT KERRY & JEN

GRANTEE: ARCHER THOMAS & REN

1932/12348/07/2014WDQI01210,000

GRANTOR: ALPHONSE SERGE J & RE

GRANTEE: HOY SCOTT KERRY & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W15 UOP=[YR=2017] N10 W15 S10 E15\$ W25 S21
FGR=[YR=2011] S20 E21 N3FOP=[YR=2011] E7 N5 W7 S5\$ N17 W21\$
E21 S12 E19 N33\$ PTR=[YR=2011] E15 FUS=[YR=2011] E40 S33 W19
S8 W21 N41\$ W15\$.

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01000616.00SF5.205.20100201020103922,947

TOTAL OB/XF2,947

LAND DESCRIPTION

LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR10000030.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE05/10/2022BYKBA

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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