IN OR 1763/1493 & OR 1749/1517
SUB OF GOVT LOT 9 UNR

WEED PAT
75011 RANDY RD
YULEE, FL 32097

2023

14-2N-26-4280-0002-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

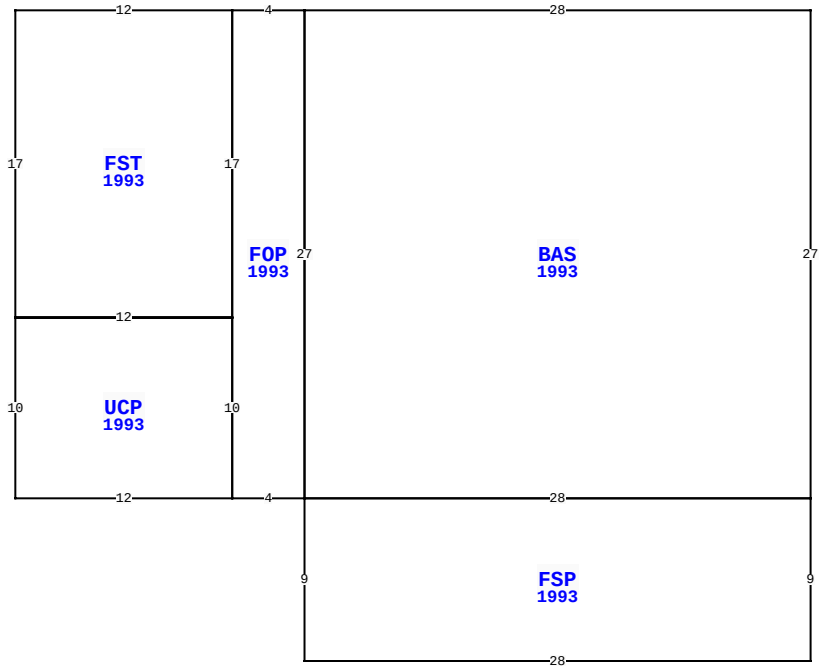
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100	756	52,329
FOP	108	30	32	2,215
FSP	252	40	101	6,991
FST	204	55	112	7,752
UCP	120	20	24	1,661
TOTALS	1,440		1,025	70,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,025	102.6000	92.60	94,915	1950	1950	0	0	0	25.25	74.75

1 SINGLE FAM – 100% - 2016 Heated Area: 756 HX Base Yr 2016



75011 RANDY RD, 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		70,949
TOTAL MARKET OB/XF VALUE		1,853
TOTAL LAND VALUE - MARKET		84,150
TOTAL MARKET VALUE		156,952
SOH/AGL Deduction		82,693
ASSESSED VALUE		74,259
TOTAL EXEMPTION VALUE	HX HB WX SX	74,259
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		156,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1763/1493	8/02/2011	QC	U	I	11	100
GRANTOR: ATKINSON SCOTT						
GRANTEE: WEED JAMES C & PAT						
1749/1517	8/02/2011	WD	U	I	38	22,000
GRANTOR: LINTON NANCY P/R						
GRANTEE: WEED JAMES C & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FOP=[YR=1993] W4 FST=[YR=1993] W12 S17 E12 N17 $ S17 W12 UCP=[YR=1993] S10 E12 N10 W12 $ E12 S10 E4 N27 $ S27 FSP=[YR=1993] S9 E28 N9 W28 $ E28 N27 $.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	20.10	20.10	100	1980	1980	3	20	322	
2	0810	CONCRETE A	0	100	8	16	128.00	SF	6.50	6.50	100	1980	1980	3	35	291	
3	0351	CARPORT MT	0	100	19	50	950.00	SF	4.00	4.00	100	1970	1970	3	20	760	
5	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1994	1994	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 1,853

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	000115	C	SFR ACRES	100		RM	0.00	0.00	1.87	AC		1.00	1.00	1.00	45,000.00	45,000.00	84,150							

REVIEW DATE 08/22/2022 BY KBA Total Acres: 1.87 Total Land Value: 84,150 Market: 0 Agricultural: 0 Common: 84,150 PRINTED 08/02/2023 BY SYS