

PT OF UNNUMBERED TRACT IN
IN OR 2260/884
SUB OF GOVT LOT 9 IN

DUNLAP WILLIAM R
75051 RANDY ROAD
YULEE, FL 32097

2023

14-2N-26-4280-0002-0220



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 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	142,354
FGR	506	55	278	34,715
FOP	228	30	68	8,491
PTO	60	5	3	375

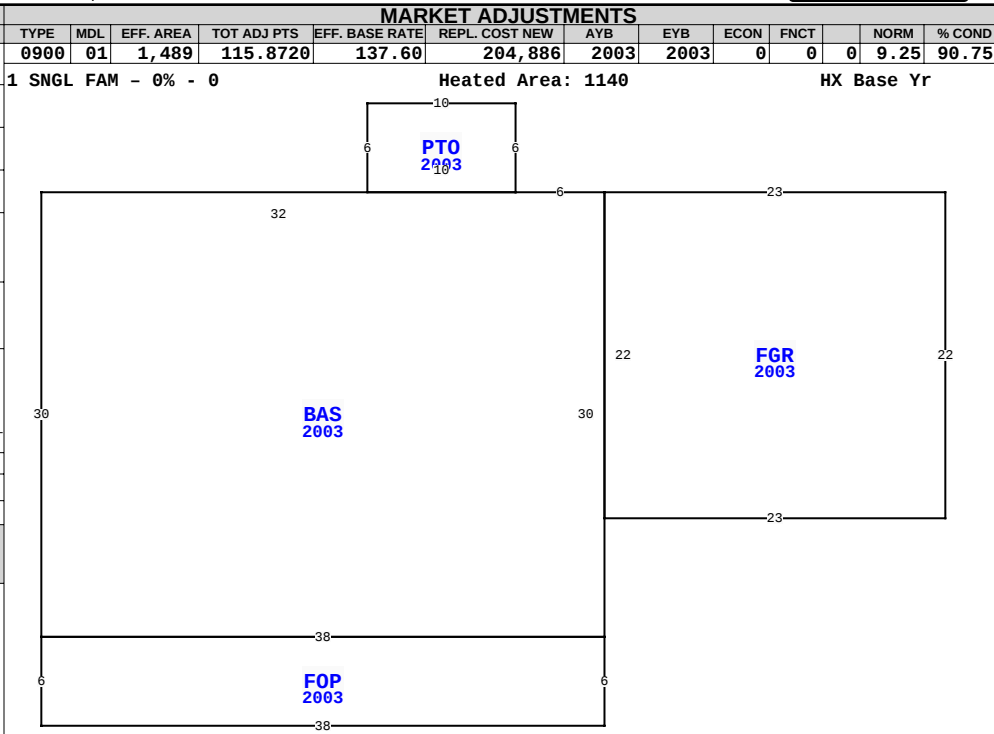
TOTALS	1,934		1,489	185,934
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EXTRA FEATURES

L N	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	0810	CONCRETE A	0	0	0	0		380.00	SF 6.50	6.50	100	2003	2003	3	84	2,075
2	0510	GARAGE WD-	0	0	20	30		600.00	SF 35.00	35.00	100	2004	2004	3	40	8,400
3	0681	POLE SHED	0	0	8	30		240.00	SF 15.00	15.00	100	2004	2004	3	40	1,440
4	0681	POLE SHED	0	0	14	30		420.00	SF 15.00	15.00	100	2004	2004	3	40	2,520
5	0681	POLE SHED	0	0	15	20		300.00	SF 15.00	15.00	100	2004	2004	3	40	1,800

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0			0.00	0.00	1.25	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,250							



75051 RANDY RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		185,934
TOTAL MARKET OB/XF VALUE		16,235
TOTAL LAND VALUE - MARKET		56,250
TOTAL MARKET VALUE		258,419
SOH/AGL Deduction		55,602
ASSESSED VALUE		202,817
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		202,817
TOTAL JUST VALUE		258,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036378	NEW CONSTR	0	01/01/2003
B0310653	NEW CONSTR	0	01/01/2003
B0310653	NEW CONSTR	91,167	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2260/0884	2/28/2019	WD	U	I	11	100
GRANTOR: WEINBERG JAMES D & AU						
GRANTEE: DUNLAP WILLIAM R						
2058/1921	7/14/2016	WD	Q	I	01	215,000
GRANTOR: WEINBERG JAMES D & AU						
GRANTEE: DUNLAP WILLIAM R						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W23 BAS=[YR=2003] W6 PTO=[YR=2003] N6 W10 S6
E10 \$ W32 S30 FOP=[YR=2003] S6 E38 N6 W38 \$ E38 N30 \$ S22
E23 N22 \$.