PT LOTS 34 & 35
SUB OF GOVT LOT 9 OF
SEC 14-2N-26E UNR

FLOWERS RUSTY
76020 WILLIAM BURGESS BLVD #5, PMB 515
YULEE, FL 32097

2023

14-2N-26-4280-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

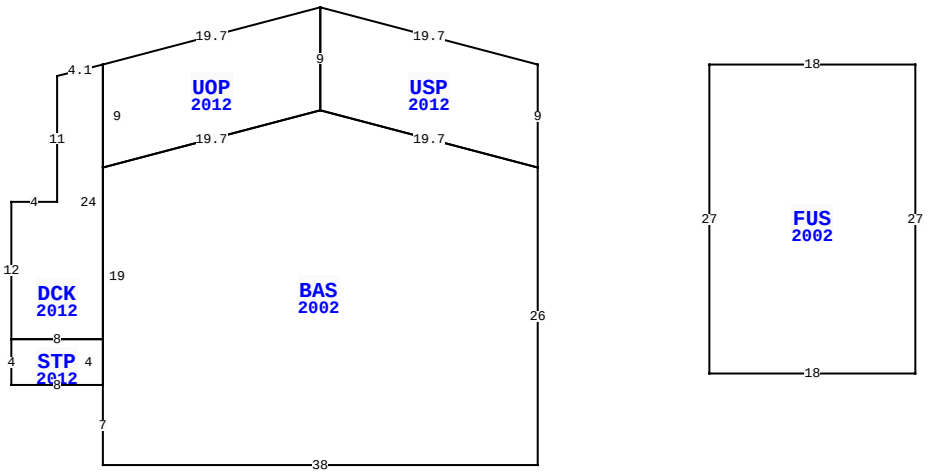
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,083	100	1,083	149,950
DCK	142	10	14	1,938
FUS	486	100	486	67,291
STP	32	10	3	416
UOP	171	20	34	4,708
USP	171	30	51	7,061
TOTALS	2,085		1,671	231,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,671	125.3700	148.88	248,778	2002	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2016 Heated Area: 1569 HX Base Yr 2016



75054 EASY ST, 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		231,364
TOTAL MARKET OB/XF VALUE		7,798
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		349,162
SOH/AGL Deduction		97,869
ASSESSED VALUE		251,293
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		201,293
TOTAL JUST VALUE		349,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514493	REPAIR/RRF	6,400	07/01/2015
B029177	NEW CONSTR	101,046	01/01/2002
P025355	NEW CONSTR	0	01/01/2002
7685	MH MOVE-ON	3,000	02/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	4/30/2014	CN	Q	I	02	285,000
GRANTOR: NOWELL LEWIS						
GRANTEE: FLOWERS RUSTY						
1915/0087	4/30/2014	WD	U	I	11	100
GRANTOR: NOWELL DIANE B P/R						
GRANTEE: NOWELL DIANE BOROM						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2012] U5 L19 UOP=[YR=2012] L19 D5 DCK=[YR=2012] D1 L4 S11 W4 S12 STP=[YR=2012] S4 E8 BAS=[YR=2002] S7 E38 N26 U5 L19 D5 L19 S19$ N4W8$ E8N24$ S9 U5 R19 N9$ S9 D5 R19 N9$ PTR= E15 FUS=[YR=2002] E18 S27 W18 N27 $ 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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	20.10	20.10	100	1985	1985	3	20	804	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	1990	1990	3	20	482	
3	0681	POLE SHED	0	100	9	19	171.00	SF	15.00	15.00	100	1990	1990	3	20	513	
4	0303	FLT DOCK W	0	100	12	10	64.00	SF	26.00	26.00	100	1991	1991	3	20	333	
5	1242	WD DECK A	0	100	22	12	264.00	SF	10.00	10.00	100	1991	1991	3	20	528	
7	0920	CWALL-WD/M	0	100	0	0	60.00	LF	390.00	390.00	100	1991	1991	3	20	4,680	
9	0350	CARPORT WD	0	100	11	16	176.00	SF	13.00	13.00	100	2000	2000	3	20	458	

LAND DESCRIPTION

TOTAL OB/XF 7,798

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	000130	C	SFR WATER	100		RM	63.00	156.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

REVIEW DATE 10/25/2019 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS