LOTS 21 THRU 24
IN OR 1220/664 & OR 1643/1912
N E FLA SPORTSMAN CLUB S/D

BALL ANTHONY THOMAS
75084 PARRISH ROAD
YULEE, FL 32097

2023

14-2N-26-4280-0023-0210

BUILDING CHARACTERISTICS

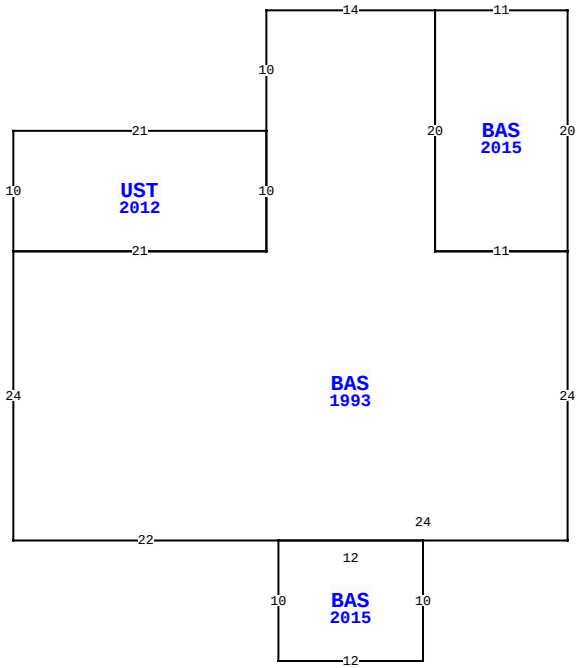
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,384	100	1,384	89,164
BAS	120	100	120	7,731
BAS	220	100	220	14,173
UST	210	45	94	6,056
TOTALS	1,934		1,818	117,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,818	86.0000	77.62	141,113	1975	1983	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2004 Heated Area: 1724 HX Base Yr 2004



75084 PARRISH RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		117,124
TOTAL MARKET OB/XF VALUE		18,222
TOTAL LAND VALUE - MARKET		74,000
TOTAL MARKET VALUE		209,346
SOH/AGL Deduction		100,477
ASSESSED VALUE		108,869
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,869
TOTAL JUST VALUE		209,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632638	NEW CONSTR	30,132	07/01/2016
3484	N/A	1,848	07/15/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1643/1912	10/15/2009	QC	U	I	11	10,000
GRANTOR: ANDERSON LAURA						
GRANTEE: BALL ANTHONY T						
1220/0664	4/05/2004	WD	U	I	06	400
GRANTOR: COHRAN ROBERT C						
GRANTEE: BALL ANTHONY THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W11 BAS=[YR=1993] W14 S10 UST=[YR=2012] W21 S10 E21 N10$ S10 W21 S24 E22 BAS=[YR=2015] S10 E12 N10 W12$ E24 N24 W11 N20$ S20 E11 N20$.

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
3	0810	CONCRETE A	0	100	0	0	339.00	SF	6.50	6.50	100	1990	1990	3	62	1,366	
5	0940	SHEDS/PORT	0	100	24	16	384.00	SF	30.00	30.00	100	1994	1994	3	20	2,304	
6	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	2000	2000	3	20	384	
7	0940	SHEDS/PORT	0	100	4	12	48.00	SF	30.00	30.00	100	2000	2000	3	20	288	
8	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1999	1999	3	100	6,000	
9	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1999	1999	3	100	6,000	
10	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00	32.00	100	2014	2014	3	89	1,880	

LAND DESCRIPTION

TOTAL OB/XF 18,222

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		RM	100.00	140.00	2.00	LT		1.00	1.00	0.85	20,000.00	17,000.00	34,000							
2	000100	C	SFR	100	0005	RM	100.00	140.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 06/03/2019 BY KBA Total Acres: 0.00 Total Land Value: 74,000 Market: 0 Agricultural: 0 Common: 74,000 PRINTED 08/02/2023 BY SYS