PT OF LOT 54
IN OR 1052/865 & OR 1052/861
SUB OF GOVT LOT 9 UNR

JAVENS JOAN LOUISE CARLEY
75029 TWISTED OAK DRIVE
YULEE, FL 32097

2023

14-2N-26-4280-0033-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	01	NONE 10
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

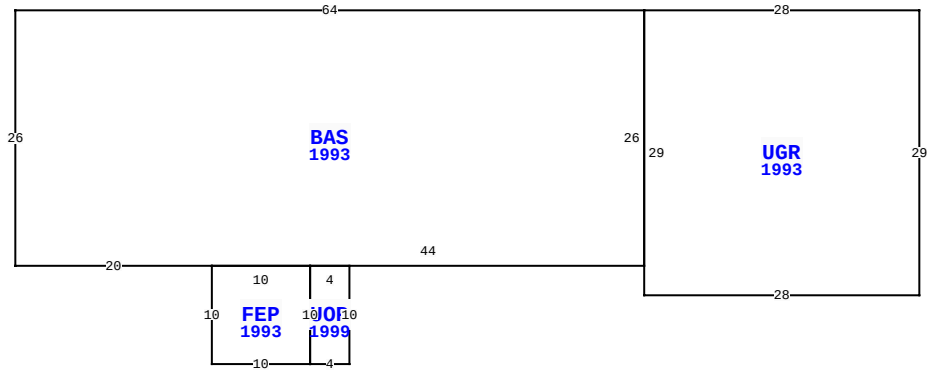
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	128,775
FEP	100	80	80	6,191
UGR	812	45	365	28,247
UOP	40	20	8	619
TOTALS	2,616		2,117	163,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,117	102.9980	92.96	196,796	1964	1984	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 0 Heated Area: 1664 HX Base Yr



75029 TWISTED OAK DR, 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		163,833
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		246,493
SOH/AGL Deduction		126,926
ASSESSED VALUE		119,567
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,567
TOTAL JUST VALUE		246,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8206	ADDITION	50,000	06/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1052/0863	4/26/2002	QC	U	I	01	100
GRANTOR: JAVENS RICHARD ROBERT						
GRANTEE: JAVENS JOAN LOUISE						
0085/0635	1/01/1968	TA	U	I		5,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W28 BAS=[YR=1993] W64 S26 E20 FEP=[YR=1993] S10 E10 UOP=[YR=1999] E4 N10 W4 S10$ N10 W10$ E44 N26$ S29 E28 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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	70.00	4.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	80,000							

REVIEW DATE 08/16/2018 BY KBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS