IN NE1/4
IN OR 2464/1944
ESMT IN OR 606/861

**KWAPNIOSKI LUCY A**
97008 MORGANS WAY
YULEE, FL 32097

**2023**

**14-4N-23-0000-0005-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

28079 LUCY LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 11,473 |
| TOTAL LAND VALUE - MARKET | 30,000 |
| TOTAL MARKET VALUE | 41,473 |
| SOH/AGL Deduction | 4,615 |
| ASSESSED VALUE | 36,858 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 36,858 |
| TOTAL JUST VALUE | 41,473 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 33,507 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R002348 | REPAIR/RRF | 3,980 | 03/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2464/1944 | 5/24/2021 | FJ | U | V | 11 | 0 |
| GRANTOR: KWAPNIOSKI EUGENE E E | | | | | | |
| GRANTEE: KWAPNIOSKI LUCY A A | | | | | | |
| 1524/1255 | 9/11/2007 | WD | U | I | 07 | 100 |
| GRANTOR: MCINTOSH GLENDA R | | | | | | |
| GRANTEE: KWAPNIOSKI EUGENE E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0510 | GARAGE WD- | 0 | 0 | 52 | 20 | 1,040.00 | SF | 17.50 | 17.50 | 100 | 1980 | 1980 | 3 | 20 | 3,640 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 20 | 8 | 160.00 | SF | 30.00 | 30.00 | 100 | 1988 | 1988 | 3 | 20 | 960 | |
| 4 | 0681 | POLE SHED | 0 | 0 | 16 | 10 | 160.00 | SF | 10.80 | 10.80 | 100 | 1988 | 1988 | 3 | 20 | 346 | |
| 5 | 0861 | POOL GUNIT | 0 | 0 | 27 | 14 | 378.00 | SF | 25.50 | 25.50 | 100 | 1984 | 1984 | 3 | 20 | 1,928 | |
| 6 | 0845 | KOOL DECK | 0 | 0 | 0 | 0 | 354.00 | SF | 7.25 | 7.25 | 100 | 1984 | 1984 | 3 | 47 | 1,206 | |
| 8 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 976.00 | SF | 5.20 | 5.20 | 100 | 1988 | 1988 | 3 | 57 | 2,893 | |
| 9 | 0570 | JUNK HOUSE | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 1962 | 1962 | 3 | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,473

| 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 | 0 | 0006 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |

REVIEW DATE 09/11/2020 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS