

HERNANDEZ PATRICIA & PEDRO
76253 LONGLEAF LOOP
YULEE, FL 32097

2023



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

25

MOD METAL 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

07

NONE 100

Interior Floo

03

CONC FINSH 70

Interior Floo

01

NONE 30

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Bedrooms

0 100

Bathrooms

0 100

Frame

05

STEEL 100

Stories

0

0 100

Units

0

0 100

Occupancy

00

NONE 100

Quality

06

Quality Level 06

DOR CODE

0700

MISC RESIDENTIAL

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC

9013.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

550

100

550

10,874

UCP

300

20

60

1,186

UCP

300

20

60

1,186

TOTALS

1,150

670

13,246

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

PUD

0.00

0.00

5.20

AC

1.00

1.00

1.00

19,000.00

19,000.00

98,800

2

009605

C

WETLANDS

0

PUD

0.00

0.00

2.40

AC

1.00

1.00

1.00

4,000.00

4,000.00

9,600

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

01

670

57.0515

19.97

13,380

2022

2022

0

0

1.00

99.00

2 GARAGE RES - 0% - 0

Heated Area: 550

HX Base Yr

UCP

2022

BAS

2022

UCP

2022

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/16/2023

MLU

NASSAU COUNTY PROPERTY

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6

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

13,246

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

108,400

TOTAL MARKET VALUE

121,646

SOH/AGL Deduction

28,320

ASSESSED VALUE

93,326

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

93,326

TOTAL JUST VALUE

121,646

NCON VALUE

13,246

INCOME VALUE

PREVIOUS YEAR MKT VALUE

72,800

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2442/0025

3/10/2021

WD Q

V

01

97,000

GRANTOR: TUPELO INVESTMENT TRU

GRANTEE: HERNANDEZ PATRICIA

1657/0848

11/02/2009

TD U

V

30

100

GRANTOR: BEAL GORDON & MARSHA

GRANTEE: MAILLET C M TRUSTEE

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W12 BAS=[YR=2022] W22 UCP=[YR=2022] W12 S25 E12 N25\$ S25 E22 N25\$ S25 E12 N25\$.

REVIEW DATE

02/27/2023

BY

WWX

Total Acres: 7.60

Total Land Value: 108,400

Market: 0

Agricultural: 0

Common: 108,400

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