

LOTS 3 & 4
IN OR 582 PG 386 &
OR 566 PG 997

SADOWSKI RUSSELL W
75002 PASSPORT COURT
YULEE, FL 32097

2023

18-2N-27-4317-0003-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	05	AVERAGE 80	0100	01	1,893	98.9800	89.33	169,102	1989	1989	0	0	20	15.70	64.30	STANDARD																									
Exterior Wall	25	MOD METAL 20	1 SINGLE FAM - 100% - 0													Heated Area: 1756													HX Base Yr												
Roof Structur	08	IRREGULAR 100																																							
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 60																																							
Interior Wall	04	PLYWOOD 40																																							
Interior Floo	14	CARPET 80																																							
Interior Floo	08	SHT VINYL 20																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		2 100																																							
Bathrooms		1 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
Occupancy	00	NONE 100																																							
Quality	03	Quality Level 03																																							
DOR CODE	0100	SINGLE FAMILY																																							
MAP NUM		MKT AREA	05																																						
NEIGHBORHOOD/LOC	5010.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,756	100	1,756	100,863																																					
FOP	144	30	43	2,470																																					
UOP	468	20	94	5,399																																					
TOTALS	2,368		1,893	108,733																																					
EXTRA FEATURES					75002 PASSPORT CT, YULEE																																				
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																										
1	0525	GAZEBO	0 100	0 0	1.00	UT	5,000.00	5,000.00	100	1989	1989	3	20	1,000																											
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380																											
3	1242	WD DECK A	0 100	10 12	120.00	SF	10.00	10.00	100	1991	1991	3	20	240																											
4	0820	WOOD WALK	0 100	21 5	105.00	SF	11.75	11.75	100	1991	1991	3	40	494																											
5	0300	BOAT DCK W	0 100	32 3	96.00	SF	40.00	40.00	100	1993	1993	3	20	768																											
7	0820	WOOD WALK	0 100	0 0	156.00	SF	11.75	11.75	100	1991	1991	3	40	733																											
9	0820	WOOD WALK	0 100	13 4	52.00	SF	11.75	11.75	100	1999	1999	3	40	244																											
11	1242	WD DECK A	0 100	16 12	192.00	SF	10.00	10.00	100	1990	1990	3	20	384																											
12	1242	WD DECK A	0 100	12 10	120.00	SF	10.00	10.00	100	1990	1990	3	20	240																											
13	1242	WD DECK A	0 0	12 9	108.00	SF	10.00	10.00	100	1997	1997	3	20	216																											
LAND DESCRIPTION					TOTAL OB/XF 6,699																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000133	C	SFR LAKE	100		RM	0.00	0.00	2.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	130,000																								
REVIEW DATE 02/22/2018 BY SBX Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS																																									

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