IN OR 2525/1819

YAKUNOVICH SHARON
850075 US HWY 17
YULEE, FL 32097

2023

21-2N-27-0000-0001-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
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 04

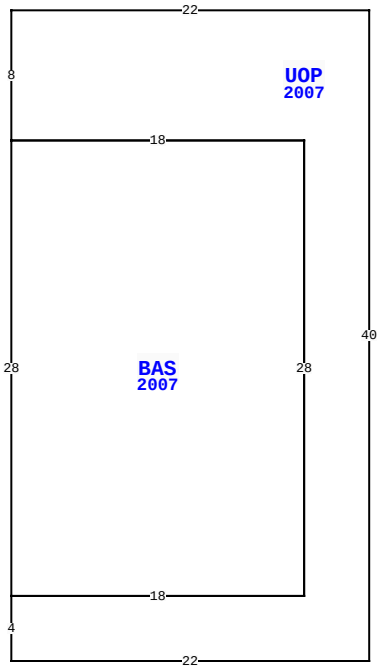
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	504	77,338
UOP	376	20	75	11,509
TOTALS	880		579	88,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	579	139.7000	165.89	96,050	2007	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2022 Heated Area: 504 HX Base Yr 2022



850075 US HWY 17, YULEE

BLD DATE	01/28/2020	KKA	LGL DATE		
XF DATE	01/28/2020	KKA	LAND DATE	01/28/2020	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		88,846
TOTAL MARKET OB/XF VALUE		11,936
TOTAL LAND VALUE - MARKET		62,500
TOTAL MARKET VALUE		163,282
SOH/AGL Deduction		21,272
ASSESSED VALUE		142,010
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,010
TOTAL JUST VALUE		163,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19622	CO ISSUED	47,520	03/01/2007
E18926	ELEC OTHER	0	03/01/2007
M12773	MECH OTHER	0	03/01/2007
B19622	NEW CONSTR	47,520	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2525/1819	9/10/2021	WD	Q	I	01	165,000
GRANTOR: PRESCOTT WILLIAM M						
GRANTEE: YAKUNOVICH SHARON						
2318/0831	11/12/2019	QC	U	I	11	100
GRANTOR: PRESCOTT KAREN M						
GRANTEE: PRESCOTT WILLIAM M						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2007] W22 S8 BAS=[YR=2007] S28 E18 N28 W18$ E18 S28 W18 S4 E22 N 40$.

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	1242	WD DECK A	0	100	0	0	595.00	SF	10.00	10.00	100	2007	2007	3	35	2,083	
2	1242	WD DECK A	0	100	7	4	28.00	SF	10.00	10.00	100	2007	2007	3	35	98	
3	0300	BOAT DCK W	0	100	0	0	469.00	SF	40.00	40.00	100	2007	2007	3	52	9,755	

LAND DESCRIPTION

TOTAL OB/XF 11,936

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	000116	C	SFR MARSH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							
2	009600	C	WASTELAND	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	2,500.00	2,500.00	2,500							

REVIEW DATE 01/28/2020 BY KKA Total Acres: 0.00 Total Land Value: 62,500 Market: 0 Agricultural: 0 Common: 62,500 PRINTED 08/02/2023 BY SYS