PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 2609/1655
(EX R/W OR 198/645)

BORDNICK JUDITH R
96033 SOUTH PRINCE DRIVE
YULEE, FL 32097

2023

24-2N-28-0000-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

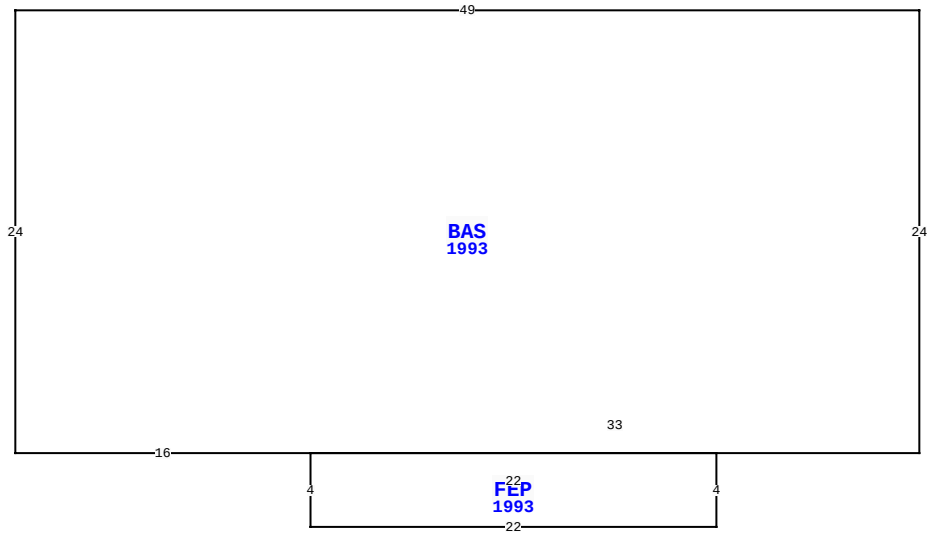
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	115,141
FEP	88	80	70	6,854
TOTALS	1,264		1,246	121,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,246	121.9000	110.01	137,072	1975	2000	0	0	0	11.00	89.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1176 HX Base Yr 2023



96033 SOUTH PRINCE 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		121,994
TOTAL MARKET OB/XF VALUE		5,410
TOTAL LAND VALUE - MARKET		98,500
TOTAL MARKET VALUE		225,904
SOH/AGL Deduction		0
ASSESSED VALUE		225,904
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,904
TOTAL JUST VALUE		225,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1705080	REMODEL	30,000	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/1655	12/22/2022	WD	Q	I	01	275,000
GRANTOR: MIKLAS ERIC & STACY						
GRANTEE: BORDNICK DENNIS F &						
2176/1987	2/08/2018	WD	U	I	11	100
GRANTOR: MIKLAS ERIC						
GRANTEE: MIKLAS ERIC & STACY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S24 E16 FEP=[YR=1993] S4 E22 N4W22$ E33 N24$.

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	1980	1980	3	49	1,715	
2	0810	CONCRETE A	0	100	0	0	586.00	SF	6.50	6.50	100	2017	2017	3	97	3,695	

LAND DESCRIPTION

TOTAL OB/XF 5,410

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		CG	50.00	197.00	9,850.00	SF		1.00	1.00	1.00	10.00	10.00	98,500							

REVIEW DATE 01/05/2018 BY KW Total Acres: 0.00 Total Land Value: 98,500 Market: 0 Agricultural: 0 Common: 98,500 PRINTED 08/02/2023 BY SYS