LOT 55
IN OR 1992/328
ESMT PT OR 1569/134

LADROW RYAN M/CEDENO ELIZABETH A
96024 DUBLIN CT
YULEE, FL 32097

**2023**

**24-2N-28-1310-0055-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

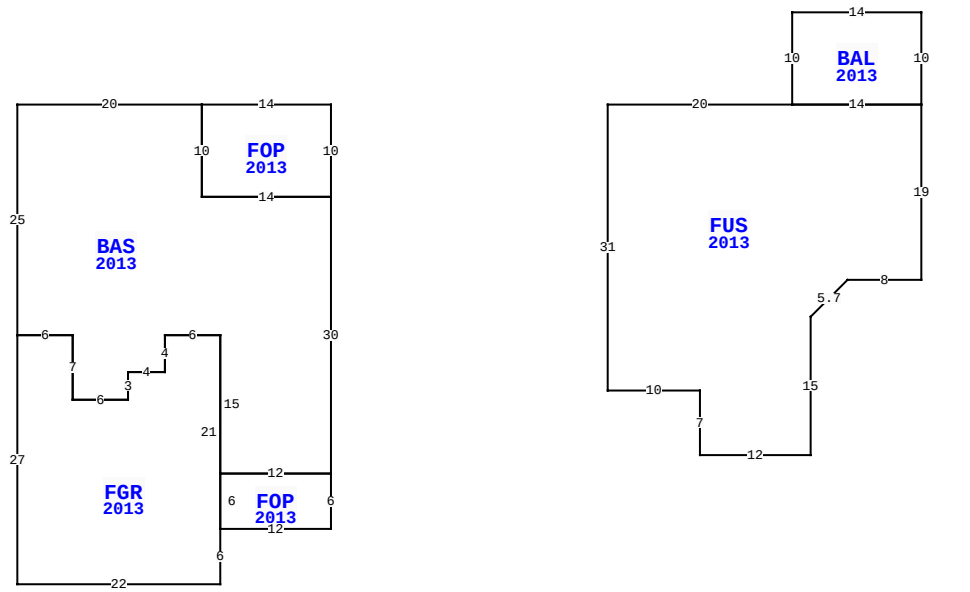
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 4078.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAL | 140 | 15 | 21 | 2,696 |
| BAS | 948 | 100 | 948 | 121,687 |
| FGR | 536 | 55 | 295 | 37,867 |
| FOP | 72 | 30 | 22 | 2,824 |
| FOP | 140 | 30 | 42 | 5,391 |
| FUS | 1,002 | 100 | 1,002 | 128,618 |
| TOTALS | 2,838 | | 2,330 | 299,082 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,330 | 113.1900 | 134.41 | 313,175 | 2013 | 2013 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SNGL FAM – 100% - 2016 Heated Area: 1950 HX Base Yr 2016




96024 DUBLIN CT, YULEE

| | | | |
|---|---|---|---|
| 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 | | 299,082 |
| TOTAL MARKET OB/XF VALUE | | 14,011 |
| TOTAL LAND VALUE - MARKET | | 105,000 |
| TOTAL MARKET VALUE | | 418,093 |
| SOH/AGL Deduction | | 181,321 |
| ASSESSED VALUE | | 236,772 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 186,772 |
| TOTAL JUST VALUE | | 418,093 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 353,377 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327107 | CO ISSUED | 0 | 08/27/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1992/0328 | 7/17/2015 | WD | Q | I | 01 | 335,000 |
| GRANTOR: GEIST DAVID A & KATHY | | | | | | |
| GRANTEE: LADROW RYAN M & ELI | | | | | | |
| 1877/0978 | 9/03/2013 | WD | Q | I | 01 | 274,300 |
| GRANTOR: AMELIA MARSHES LLC | | | | | | |
| GRANTEE: GEIST DAVID A & KAT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2013] W14 BAS=[YR=2013] W20 S25 FGR=[YR=2013] S27 E22 N6 FOP=[YR=2013] E12 N6 W12 S6 $ N21 W6 S4 W4 S3 W6 N7 W6 $ E6 S7 E6 N3 E4 N4 E6 S15 E12 N30 W14 N10 $ S10 E14 N10 $ PTR=E30 FUS=[YR=2013] E20 BAL=[YR=2013] N10 E14 S10 W14 $ E14 S19 W8 D4 L4 S15 W12 N7 W10 N31 $ W30 $ .

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 612.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 95 | 5,814 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 253 | 0 | 1,012.00 | SF | 10.00 | 10.00 | 100 | 2015 | 2015 | 3 | 81 | 8,197 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,011

| 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 105,000.00 | 105,000.00 | 105,000 | | | | | | | |

REVIEW DATE 08/09/2018 BY KWX Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS