

LOT 5
PT OR 1605/1768
G A PRINCE SURVEY OR 15/534

GILYARD TORRIE/GILYARD ALLEAN D
96025 ZION CT
YULEE, FL 32097

2023

24-2N-28-4940-0005-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 80
Exterior Wall	05 AVERAGE 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floo	08 SHT VINYL 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4025.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,636	100	1,636	131,345
FCP	504	25	126	10,115
FOP	90	30	27	2,168
USP	132	30	40	3,212

TOTALS	2,362		1,829	146,839
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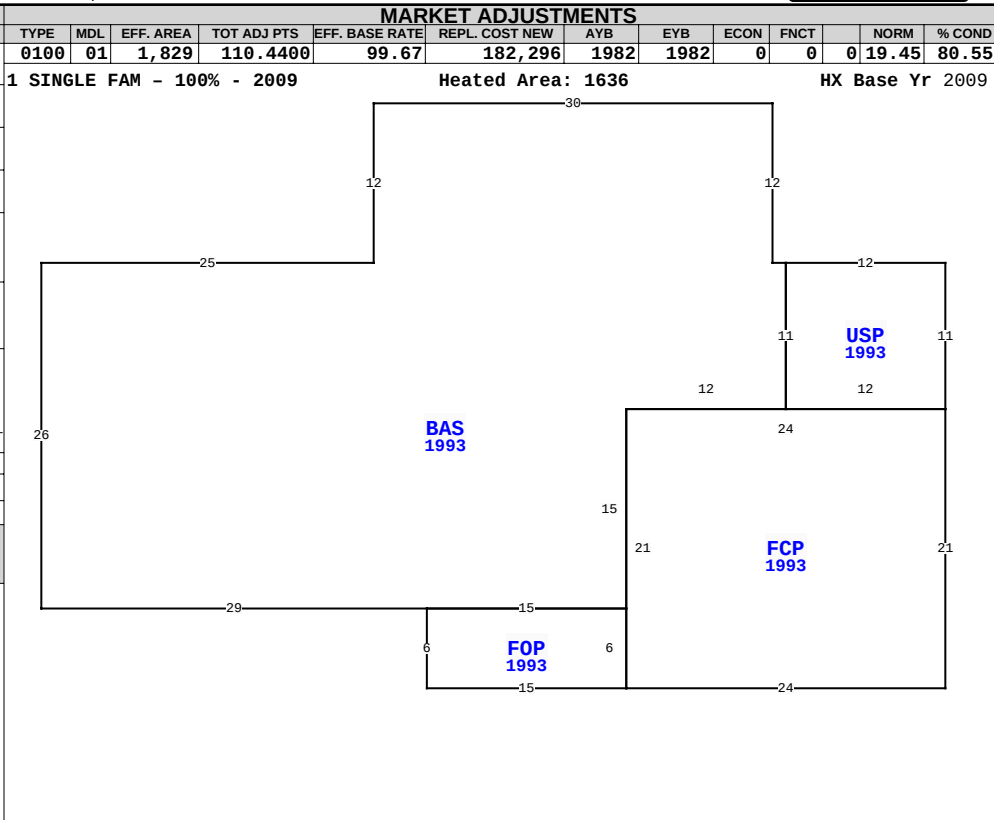
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0 100	15	13	195.00	SF	6.50	6.50	100	2000	2000	3	80	1,014	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580	
3	0803	ASPHALT C	0 100	0	0	1,459.00	SF	2.00	2.00	100	1995	1995	3	50	1,459	

LAND DESCRIPTION																
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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	000100	C	SFR	100	0006	RM	73.00	113.00	0.19	AC		1.00	1.00	1.50	80,000.00	120,000.00	22,800							

REVIEW DATE	11/23/2020	BY	KW	Total Acres:	0.19	Total Land Value:	22,800	Market:	0	Agricultural:	0	Common:	22,800	PRINTED 08/02/2023 BY SYS
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96025 ZION CT, YULEE	BLD DATE	LGL DATE	06/05/2023	MLU
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	XF DATE	LAND DATE		
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	INC DATE	AG DATE		
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TOTAL OB/XF																
4,053																

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY											

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		146,839	
TOTAL MARKET OB/XF VALUE		4,053	
TOTAL LAND VALUE - MARKET		22,800	
TOTAL MARKET VALUE		173,692	
SOH/AGL Deduction		73,415	
ASSESSED VALUE		100,277	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		50,277	
TOTAL JUST VALUE		173,692	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		142,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1703900	REPAIR/RRF	11,000	06/01/2017

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD
1605/1768	12/23/2008	QC U	I 01
GRANTOR: GILYARD ALLEAN D			
GRANTEE: GILYARD ALLEAN D &			
1211/0431	2/27/2004	QC U	I 06
GRANTOR: THORNTON WILLIE LEE			
GRANTEE: THORNTON WILLIE LEE			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W30 S12 W25 S26 E29 FOP=[YR=1993] S6 E15			
FCP=[YR=1993] E24 N21 USP=[YR=1993] N11 W12 S11 E12\$ W24 S21\$			
N6 W15\$ E15 N15 E12 N11 W1 N12\$.			