LOTS 7 & 8
IN OR 2455/1737
G A PRINCE SURVEY OR 15/534

IRIZARRY WILSON J & MELLODDY
96001 ZION CT
YULEE, FL 32097

**2023**

**24-2N-28-4940-0007-0000**

## BUILDING CHARACTERISTICS

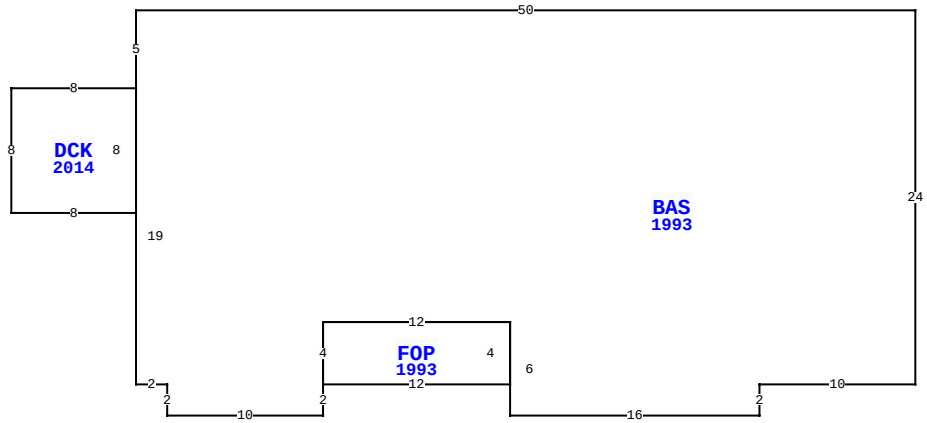
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 70 |
| Exterior Wall | 06 | BD/BATTEN 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 70 |
| Interior Wall | 04 | PLYWOOD 30 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4025.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,204 | 100 | 1,204 | 124,394 |
| DCK | 64 | 10 | 6 | 620 |
| FOP | 48 | 30 | 14 | 1,447 |
| TOTALS | 1,316 | | 1,224 | 126,461 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,224 | 131.0584 | 118.28 | 144,775 | 1972 | 2000 | 0 | 0 | 0 | 12.65 | 87.35 |

1 SINGLE FAM – 100% - 2022 Heated Area: 1204 HX Base Yr 2022




96001 ZION CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/05/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 126,461 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 42,000 |
| TOTAL MARKET VALUE | | 168,461 |
| SOH/AGL Deduction | | 27,065 |
| ASSESSED VALUE | | 141,396 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 91,396 |
| TOTAL JUST VALUE | | 168,461 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 137,278 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2108818 | SHED | 4,102 | 07/06/2021 |
| B2003436 | REPAIR/RRF | 5,000 | 05/01/2020 |
| B22821 | REMODEL | 27,500 | 08/01/2009 |
| 0330 | ADDITION | 12,600 | 06/01/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2455/1737 | 2/23/2021 | WD | Q | I | 01 | 170,000 |
| GRANTOR: THOMPSON GENEVA F/K/A | | | | | | |
| GRANTEE: IRIZARRY WILSON J & | | | | | | |
| 2129/0561 | 6/22/2017 | WD | Q | I | 01 | 130,000 |
| GRANTOR: ICO EQUITY SOLUTION L | | | | | | |
| GRANTEE: EGGERS GENEVA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W50 S5 DCK=[YR=2014] W8 S8 E8 N8$ S19 E2 S2 E10 N2 FOP=[YR=1993] E12 N4 W12 S4$ N4 E12 S6 E16 N2 E10 N24$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0006 | RM | 100.00 | 113.00 | 0.35 | AC | | 1.00 | 1.00 | 1.50 | 80,000.00 | 120,000.00 | 42,000 | | | | | | | |

REVIEW DATE 01/04/2022 BY KWX Total Acres: 0.35 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/02/2023 BY SYS