

LOT 7 & PARCEL 2-35
ESMT PT OR 448/660
IN OR 1689/891

KRAMER LVG TRUST/KRAMER JOSEPH R TRUSTEE
96003 SKY LANE
YULEE, FL 32097

2023

25-2N-28-0600-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,905	100	1,905	180,257
DCK	360	10	36	3,406
FCP	390	25	98	9,273
FGR	400	55	220	20,817
FOP	36	30	11	1,041
FUS	1,002	100	1,002	94,812

TOTALS	4,093		3,272	309,608
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	30	60	1,800.00	SF	5.20	5.20
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0812	CONCRETE C	0 100	0	0	3,000.00	SF	4.00	4.00
4	0812	CONCRETE C	0 100	0	0	822.00	SF	4.00	4.00
5	0855	CONC PAVER	0 100	0	0	432.00	SF	3.00	3.00
6	0803	ASPHALT C	0 100	0	0	1,670.00	SF	2.00	2.00
7	0810	CONCRETE A	0 100	0	0	450.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.74

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,272	99.9120	118.65	388,223	1995	1995	0	0	0 20.25	79.75	
1 SNGL FAM - 100% - 2010 Heated Area: 2907 HX Base Yr 2010												

										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
96003 SKYLANE DR, YULEE										06/20/2023		MLU	

TOTAL OB/XF												
25,493												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		368,498	
TOTAL MARKET OB/XF VALUE		25,493	
TOTAL LAND VALUE - MARKET		139,200	
TOTAL MARKET VALUE		533,191	
SOH/AGL Deduction		253,166	
ASSESSED VALUE		280,025	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		230,025	
TOTAL JUST VALUE		533,191	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		408,409	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1902458	REPAIR/RRF	23,015	03/01/2019
B25229	XF0B	2,200	10/01/2011
94-1389	NEW CONSTR	0	12/01/1994
94-01186	NEW CONSTR	111,955	06/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1689/0891	4/23/2010	WD U	I	I	30
GRANTOR: KRAMER STEPHANIE G &					
GRANTEE: KRAMER JOSEPH R & S					
1652/1893	10/27/2009	WD U	I	I	30
GRANTOR: GARNER REGINA R					
GRANTEE: KRAMER STEPHANIE G					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1995] W15 DCK=[YR=2019] N12 W30 S12 E30\$ W30 FGR=[YR=1995] W20 S20 E20 N20\$ S20 W20 S15 E7 D3 R2 E8 U3 R2 E3 FCP=[YR=1995] S15 E24 N15 W9 N5 W6 S5 W9\$ E9 N5 E6 S5 E12 D3 R2 E8 U3 R2 E4 N35\$ PTR=E20 FUS=[YR=1995] E23 S8 E28 N8 E14 S18 W23 S4 W4 FOP=[YR=2006] S6 W6 N6 E6\$W10 N4 W28 N18\$ W20\$.									

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