

DAVIS PHIL REVOCABLE LIVING TRUST/DAVIS TERI REVOC
PO BOX 1381
YULEE, FL 32041-1381

25-4N-24-2020-0021-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																													
ELEMENT CD		TYPE MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		%		NORM		% COND		4																							
Exterior Wall		20 FACE BRICK 100		0900 01		3,682		98.2395		116.66		429,542		2004		2004		0		0		13.50		86.50		VALUATION BY		STANDARD																					
Roof Structure		08 IRREGULAR 100		1 SNGL FAM - 100% - 2005										Heated Area: 2641										HX Base Yr 2005																									
Roof Cover		03 COMP SHNGL 100																																															
Interior Wall		05 DRYWALL 100																																															
Interior Floor		14 CARPET 70																																															
Interior Floor		11 CLAY TILE 30																																															
Air Condition		03 CENTRAL 100																																															
Heating Type		04 AIR DUCTED 100																																															
Bedrooms		3 100																																															
Bathrooms		3 100																																															
Frame		02 WOOD FRAME 100																																															
Stories		1. 1. 100																																															
Units		0 100																																															
Occupancy		00 NONE 100																																															
Quality		02 Quality Level 02																																															
DOR CODE		5000 IMPROVED AG																																															
MAP NUM				MKT AREA		09																																											
NEIGHBORHOOD/LOC		9001.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		2,641		100		2,641		266,506																																									
FGR		750		55		412		41,575																																									
FOP		230		30		69		6,963																																									
FOP		874		30		262		26,439																																									
FSP		260		40		104		10,495																																									
FST		154		55		85		8,577																																									
UDU		100		55		55		5,550																																									
UST		121		45		54		5,450																																									
TOTALS		5,130				3,682		371,554																																									
EXTRA FEATURES										38001 CHEYLYN TRL, HILLIARD																																							
BLD DATE												LGL DATE																																					
XF DATE												LAND DATE																																					
INC DATE												AG DATE																																					
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		0812		CONCRETE C		0 100		0 0		1,272.00		SF		4.00		4.00		100		2004		2004		3		86		4,376																					
2		0812		CONCRETE C		0 100		0 0		8,256.00		SF		4.00		4.00		100		2006		2006		3		88		29,061																					
3		0300		BOAT DCK W		0 100		18 16		288.00		SF		20.00		20.00		100		2006		2006		3		48		2,765																					
4		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		2006		2006		3		91		3,185																					
5		1127		BRICK 8"		0 100		0 0		533.00		SF		11.00		11.00		100		2006		2006		3		97		5,687																					
6		0462		ST/AL FNC		0 100		0 0		150.00		SF		10.00		10.00		100		2006		2006		3		48		720																					
7		0810		CONCRETE A		0 100		0 0		308.00		SF		6.50		6.50		100		2006		2006		3		88		1,762																					
8		0681		POLE SHED		0 100		60 12		720.00		SF		15.00		15.00		100		2006		2006		3		48		5,184																					
9		0202		BARN WD 30		0 100		60 34		2,040.00		SF		15.00		15.00		100		2006		2006		3		48		14,688																					
10		0752		USP		0 0		36 10		360.00		SF		15.00		15.00		100		2006		2006		3		48		2,592																					
LAND DESCRIPTION										TOTAL OB/XF										70,020																													
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		005500		A		TIMBER 2 SI		0		0006		OR		0.00		0.00		63.00		AC				1.00		1.00		1.00		550.00		550.00		34,650															
2		005902		A		HARDWOOD SI		0						0.00		0.00		5.00		AC				1.00		1.00		1.00		175.00		175.00		875															
3		009910		M		MKT. VAL. AG		0						0.00		0.00		68.00		AC				1.00		1.00		1.00		5,000.00		5,000.00		340,000															
REVIEW DATE		06/10/2020		BY		TWA		Total Acres: 68.00		Total Land Value: 35,525		Market: 340,000		Agricultural: 35,525		Common: 0		PRINTED 08/02/2023 BY SYS																															

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										4								
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY																			
																													VALUATION BY										STANDARD									
																													Tax Group: 4										Tax Dist:									
																													BUILDING MARKET VALUE										371,554									
																													TOTAL MARKET OB/XF VALUE										77,249									
																													TOTAL LAND VALUE - MARKET										340,000									
																													TOTAL MARKET VALUE										484,328									
																													SOH/AGL Deduction										183,427									
																													ASSESSED VALUE										300,901									
																													TOTAL EXEMPTION VALUE										HX HB 50,000									
																													BASE TAXABLE VALUE										250,901									
																													TOTAL JUST VALUE										788,803									
																													NCON VALUE										0									
																													INCOME VALUE																			
																													PREVIOUS YEAR MKT VALUE										475,658									