

TAFT ROBERT A JR (L/E)/
PO BOX 461
YULEE, FL 32041

33-3N-25-0000-0003-0140

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																											
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	EFF. BASE	NORM	% COND	VALUATION SUMMARY																																																																												
Exterior Wall		10	ABOVE AVG 100		0100	01	2,459	112.8960	101.89	250,548	2008	2008	0	0	0	6.50	93.50	VALUATION BY		STANDARD																																																																											
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2011										Heated Area: 2026										HX Base Yr 2011																																																																						
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										234,262																																																																						
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										39,954																																																																						
Interior Floo		12	HARDWOOD 100												TOTAL LAND VALUE - MARKET										160,000																																																																						
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										434,216																																																																						
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										187,214																																																																						
Bedrooms		03	3 100		ASSESSED VALUE										247,002																																																																																
Bathrooms		02	2 100		TOTAL EXEMPTION VALUE										50,000																																																																																
Frame		02	WOOD FRAME 100		BASE TAXABLE VALUE										197,002																																																																																
Stories		1.	1. 100		TOTAL JUST VALUE										434,216																																																																																
Units		00	0 100		NCON VALUE										0																																																																																
Occupancy		00	NONE 100		INCOME VALUE										PREVIOUS YEAR MKT VALUE										397,355																																																																						
Quality		04	Quality Level 04		PERMIT NUM										DESCRIPTION										AMT										ISSUED																																																												
DOR CODE		0100	SINGLE FAMILY		B1226601										XF0B										23,898										11/01/2012																																																												
MAP NUM		MKT AREA		05		M13470										MECH OTHER										0										11/01/2007																																																											
NEIGHBORHOOD/LOC		5001.00		P12657		OTHER										0										08/01/2007																																																																					
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	C20167										CO ISSUED										0										07/01/2007																																																											
BAS		2,026	100	2,026	193,011	B20167										NEW CONSTR										203,700										07/01/2007																																																											
FGR		525	55	289	27,532	B20168										GARAGE										27,456										07/01/2007																																																											
FOP		46	30	14	1,333	SALES DATA										OFF RECORD Number										DATE										TYPE INST										Q U										V I										RSN CD										SALE PRICE																			
FSP		305	40	122	11,623	1976/0118										4/23/2015										QC										U										I										11										100																													
PTO		20	5	1	95	GRANTOR: TAFT ROBERT A JR										GRANTEE: ELEKES KASSANDRA &										1697/0343										8/27/2010										WD										Q										I										01										330,000									
PTO		132	5	7	667	GRANTOR: PHILLIPS JAMES D SR &										GRANTEE: TAFT ROBERT A JR										BUILDING NOTES										BAS=[YR=2008] W15 N5 U3 L3 W5 FSP=[YR=2012] W10										PTO=[YR=2008] N12 W11 S12 E11\$ W24 S10 E27 U5 R4 N2 U3 R3										\$ D3 L3 S2 D5 L4 W27 S39 E14 N10 E9 FOP=[YR=2008] S2 E9										N2 W1 N4 W7 S4 W1\$ E1 N4 E7 S4 E8S9 FGR=[YR=2008] W3 S23 E21										N14 PTO=[YR=2008] E5 N4 W5 S4\$ N15 W7 S6 W11\$ E11 N6 E7										N34\$.									
TOTALS		3,054		2,459	234,262	BLD DATE										12/12/2008										DJ										LGL DATE										05/19/2023										MLU																																							
EXTRA FEATURES		47350 SAWTOOTH RDG, CALLAHAN										XF DATE										INC DATE										LAND 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	93	1,860																																																																																
2	0810	CONCRETE A	0 100	12	12	144.00	SF	6.50	6.50	100	2008	2008	3	90	842																																																																																
3	0350	CARPORIT WD	0 100	16	16	256.00	SF	13.00	13.00	100	2008	2008	3	40	1,331																																																																																
4	0300	BOAT DCK W	0 100	33	14	462.00	SF	40.00	40.00	100	2008	2008	3	56	10,349																																																																																
5	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	2003	2003	3	22	792																																																																																
6	0812	CONCRETE C	0 100	0	0	1,991.00	SF	4.00	4.00	100	2008	2008	3	90	7,168																																																																																
7	0810	CONCRETE A	0 100	0	0	360.00	SF	6.50	6.50	100	2008	2008	3	90	2,106																																																																																
8	0510	GARAGE WD-	0 100	24	26	624.00	SF	35.00	35.00	100	2012	2012	3	71	15,506																																																																																
LAND DESCRIPTION		TOTAL OB/XF										39,954																																																																																			
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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000																																																																														
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