

SEAY JAMES B & PAULA L
76831 WILDWOOD RD
YULEE, FL 32097

34-3N-26-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

2003

FACE BRICK 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1408

CARPET 70
SHT VINYL 30

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2 100
WOOD FRAME 100

Stories
Units
Occupancy

1.00

1. 100
0 100
NONE 100

Quality

01

Quality Level 01

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA05

NEIGHBORHOOD/LOC

5001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,574

100

1,574

144,646

BAS

548

100

548

50,359

FOP

85

30

26

2,389

FOP

210

30

63

5,789

PTO

672

5

34

3,124

PTO

350

5

18

1,654

TOTALS

3,439

2,263

207,963

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

1

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1997

1997

3

81

2,835

2

0810

CONCRETE A

0 100

0

0

270.00

SF

6.50

6.50

100

1997

1997

3

75

1,316

4

0940

SHEDS/PORT

0 100

12

30

360.00

SF

30.00

30.00

100

2006

2006

3

31

3,348

5

0350

CARPORT WD

0 100

12

28

336.00

SF

10.40

10.40

100

2006

2006

3

31

1,083

6

1242

WD DECK A

0 100

0

0

120.00

SF

10.00

10.00

100

2009

2009

3

45

540

7

0681

POLE SHED

0 100

0

0

1,440.00

SF

15.00

15.00

100

2009

2009

3

60

12,960

8

0681

POLE SHED

0 100

0

0

1,200.00

SF

15.00

15.00

100

2012

2012

3

71

12,780

LAND DESCRIPTION

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

5.00

AC

1.00

1.00

1.00

16,000.00

16,000.00

80,000

REVIEW DATE

09/28/2018

BY

KBA

Total Acres: 5.00

Total Land Value: 80,000

Market: 0

Agricultural: 0

Common: 80,000

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,263

94.3740

112.07

253,614

1997

1998

0

0

18.00

82.00

1 SNGL FAM - 100% - 2008

Heated Area: 2122

HX Base Yr 2008

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/18/2023

MLU

TOTAL OB/XF

34,862

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

207,963

TOTAL MARKET OB/XF VALUE

34,862

TOTAL LAND VALUE - MARKET

80,000

TOTAL MARKET VALUE

322,825

SOH/AGL Deduction

159,609

ASSESSED VALUE

163,216

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

113,216

TOTAL JUST VALUE

322,825

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

259,227

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

1550/1430

2/13/2008

WD U

I

07

100

GRANTOR:PRICE RICCI J & MARY

GRANTEE:SEAY JAMES B & PAUL

1478/1005

2/13/2007

WD Q

I

390,000

GRANTOR:PRICE RICCI J & MARY

GRANTEE:SEAY JAMES B & PAUL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W12 FOP=[YR=1997] N14 W15 PTO=[YR=2006] W25 S14 E25 N14 \$ S14 E15 \$ W40 S38 E14 FOP=[YR=1997] E17 BAS=[YR=2006] S11 E21 PTO=[YR=1997] E28 N24 W28 S24 \$ N24 W10 N4 W11 S17 \$ N5 W17 S5 \$ N5 E17 N12 E11 S4 E10 N25 \$.