PT OF LOT 2 S-PAR 2-11
IN OR 2047/1595
ESMT AGMT PT OR 773/793

MATTHEW 25 INVESTMENTS LLC
93162 SANDOWN DR
FERNANDINA BEACH, FL 32034

2023

37-3N-27-4680-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

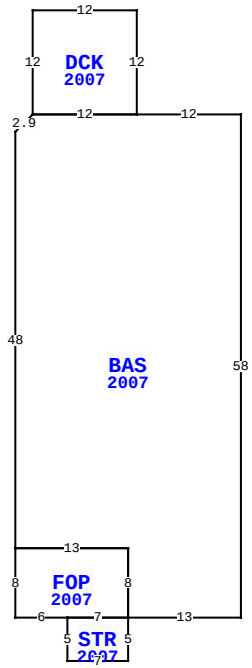
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,402	100	1,402	112,925
DCK	144	10	14	1,128
FOP	104	30	31	2,497
STR	35	10	4	322
TOTALS	1,685		1,451	116,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,451	116.7390	87.55	127,035	2005	2005	0	0	0	8.00	92.00

2 SFR MODULR – 0% - 0 Heated Area: 1402 HX Base Yr



BLD DATE	01/15/2008 KWKK	LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

87412 LENTS RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	133,299
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	183,299
SOH/AGL Deduction	24,581
ASSESSED VALUE	158,718
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,718
TOTAL JUST VALUE	183,299
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1666587	ADDITION	0	01/01/2017
E19107	ELEC OTHER	0	04/01/2007
M12417	MECH OTHER	0	01/01/2007
C16428	CO ISSUED	0	10/01/2005
B16428	MODULAR HOME	45,000	10/01/2005
P10231	OTHER	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2047/1595	5/24/2016	CT	U	I	18	79,900
GRANTOR: CLERK OF COURT						
GRANTEE: MATTHEW 25 INVESTME						
1702/0631	9/30/2010	WD	U	I	30	133,000
GRANTOR: YULEE HOME CENTER LLC						
GRANTEE: HESSENAUER JAMES LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 DCK=[YR=2007] N12 W12 S12 E12 $ W12 L2 D2 S48 FOP=[YR=2007] S8 E6 STR=[YR=2007] S5 E7 N5 W7 $ E7 N8 W13 $ E13 S8 E13 N58 $.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0	0005	RS-2	0.00	0.00	0.50	AC		1.00	1.00	1.25	80,000.00	100,000.00	50,000							

REVIEW DATE 04/16/2019 BY DJ Total Acres: 0.50 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

PT OF LOT 2 S-PAR 2-11
IN OR 2047/1595
ESMT AGMT PT OR 773/793

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FERNANDINA BEACH, FL 32034

2023

37-3N-27-4680-0002-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

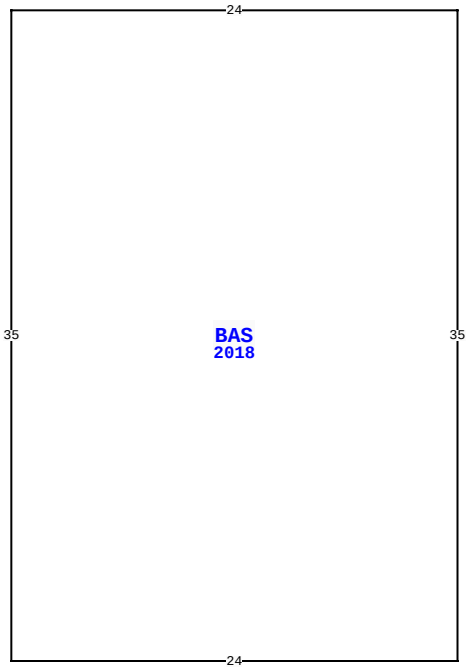
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,427
TOTALS	840		840	16,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	58.1900	20.37	17,111	2018	2018	0	0	0	4.00	96.00

3 GARAGE RES – 0% - 0 Heated Area: 840 HX Base Yr



87412 LENTS RD, YULEE

BLD DATE	01/15/2008 KWKK	LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,718
TOTAL JUST VALUE	183,299
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8740	MH MOVE-ON	10,000	11/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2047/1595	5/24/2016	CT	U	I	18	79,900
GRANTOR: CLERK OF COURT						
GRANTEE: MATTHEW 25 INVESTME						
1702/0631	9/30/2010	WD	U	I	30	133,000
GRANTOR: YULEE HOME CENTER LLC						
GRANTEE: HESSENAUER JAMES LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 S35 E24 N35$.

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

REVIEW DATE 04/16/2019 BY DJ Total Acres: 0.50 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS