PT LOT 3 IN OR 968/1222
THIGPEN SURVEY DBK 39/356
{R672572}

BONACCHI LORENZO J & JULIA V
87028 LORENZO DRIVE
YULEE, FL 32097

2023

37-3N-27-4680-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

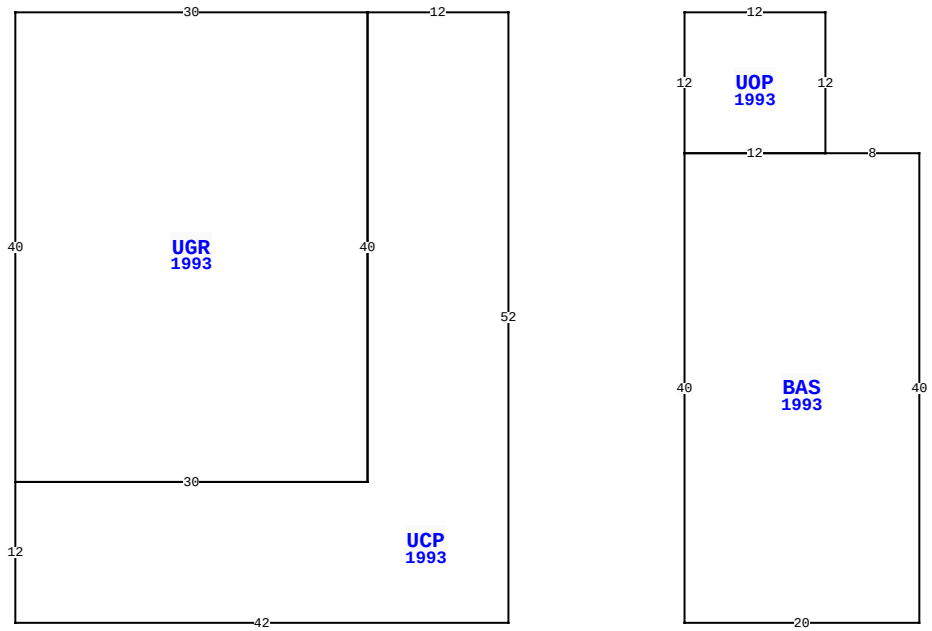
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	59,824
UCP	984	20	197	14,732
UGR	1,200	45	540	40,382
UOP	144	20	29	2,168
TOTALS	3,128		1,566	117,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,566	98.9400	89.29	139,828	1986	1986	0	0	0	16.25	83.75

1 SINGLE FAM – 0% - 0 Heated Area: 800 HX Base Yr



2030 LENTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	291,573
TOTAL MARKET OB/XF VALUE	744
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	452,317
SOH/AGL Deduction	82,063
ASSESSED VALUE	370,254
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	370,254
TOTAL JUST VALUE	452,317
NCON VALUE	164,283
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013277	CO ISSUED	0	08/30/2022
22012706	MH MOVE-ON	0	08/18/2022
22003042	GARAGE	28,023	02/24/2022
963098	GARAGE	0	10/01/1996
963315	GARAGE	18,000	09/01/1996
7684	NEW CONSTR	91,560	11/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0968/1222	1/30/2001	WD	U	I		45,000
GRANTOR: DUNMAN JAMES & CARLA						
GRANTEE: BONACCHI LORENZO &						
0451/0412	4/01/1985	WD	Q	V		37,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W12 UGR=[YR=1993] W30 S40 E30 N40 $ S40 W30 S12 E42 N52 $ PTR= E15 UOP=[YR=1993] E12 S12 BAS=[YR=1993] E8 S40 W20 N40 E12 $ W12 N12 $ W15 $.

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
1	0810	CONCRETE A	0	0	11	20	220.00	SF	6.50	6.50	100	1986	1986	3	52	744	

LAND DESCRIPTION

TOTAL OB/XF 744

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	000115	C	SFR ACRES	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 12/13/2022 BY NW Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS

PT LOT 3 IN OR 968/1222
THIGPEN SURVEY DBK 39/356
{R672572}

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87028 LORENZO DRIVE
YULEE, FL 32097

2023

37-3N-27-4680-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

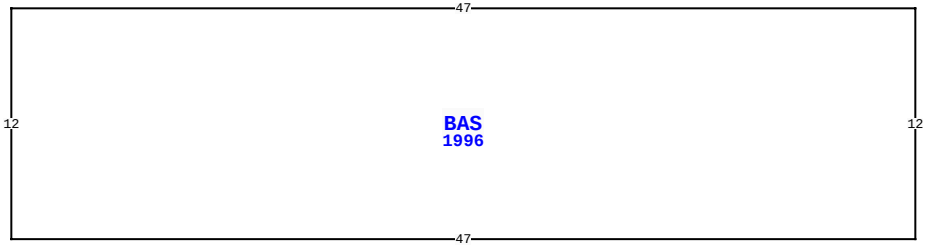
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	564	100	564	10,184
TOTALS	564		564	10,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	564	92.6000	60.19	33,947	1971	1971	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 564 HX Base Yr



2030 LENTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	291,573
TOTAL MARKET OB/XF VALUE	744
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	452,317
SOH/AGL Deduction	82,063
ASSESSED VALUE	370,254
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	370,254
TOTAL JUST VALUE	452,317
NCON VALUE	164,283
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0968/1222	1/30/2001	WD	U	I		45,000
GRANTOR: DUNMAN JAMES & CARLA						
GRANTEE: BONACCHI LORENZO &						
0451/0412	4/01/1985	WD	Q	V		37,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W47 S12 E47 N12$.

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 12/13/2022 BY NW Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS

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{R672572}

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

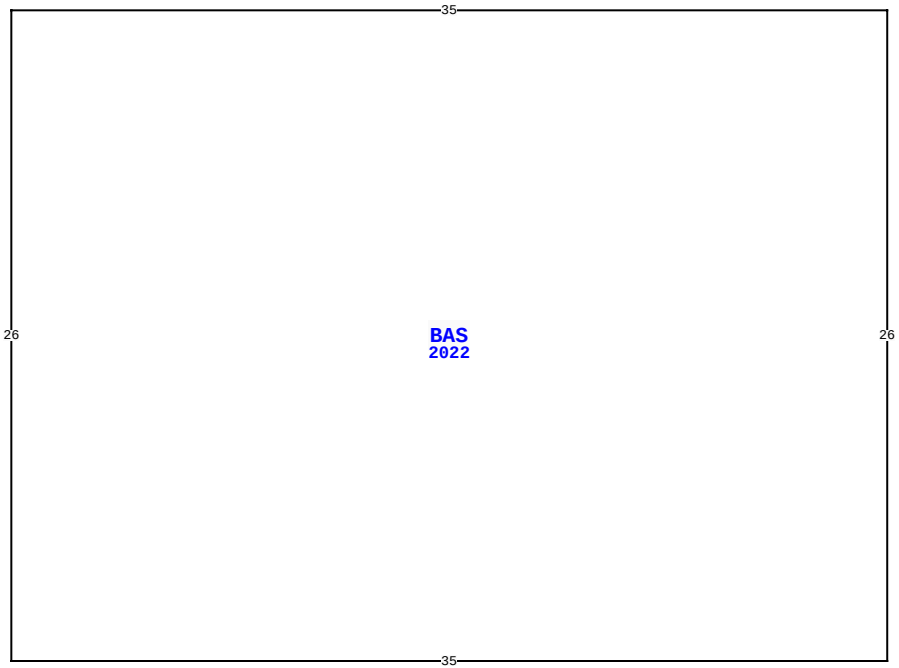
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	19,585
TOTALS	910		910	19,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	910	62.1000	21.74	19,783	2022	2022	0	0	0	1.00	99.00

3 GARAGE RES – 0% - 0 Heated Area: 910 HX Base Yr



2030 LENTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	291,573
TOTAL MARKET OB/XF VALUE	744
TOTAL LAND VALUE - MARKET	160,000
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ASSESSED VALUE	370,254
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	370,254
TOTAL JUST VALUE	452,317
NCON VALUE	164,283
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0968/1222	1/30/2001	WD	U	I		45,000
GRANTOR: DUNMAN JAMES & CARLA						
GRANTEE: BONACCHI LORENZO &						
0451/0412	4/01/1985	WD	Q	V		37,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W35 S26 E35 N26$.

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 12/13/2022 BY NW Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

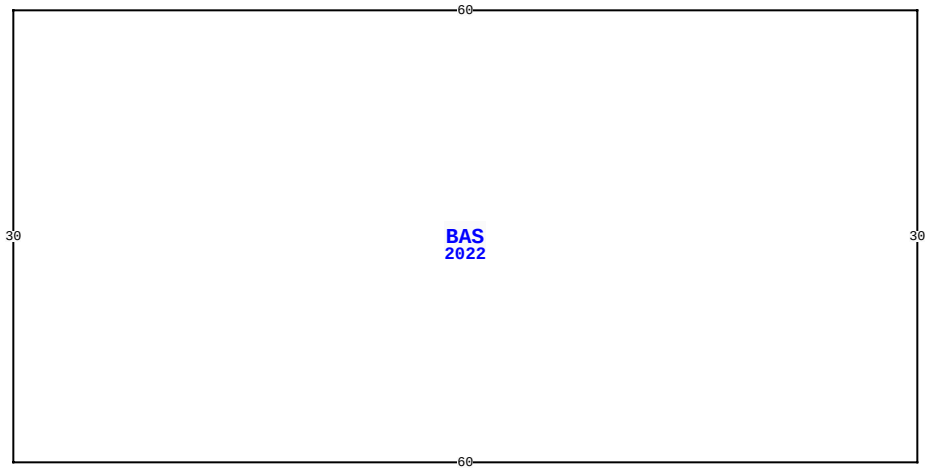
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	144,698
TOTALS	1,800		1,800	144,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	116.0000	81.20	146,160	2022	2022	0	0	0	1.00	99.00

4 M/H 94+ – 0% - 0 Heated Area: 1800 HX Base Yr



2030 LENTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
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VALUATION BY	STANDARD
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ASSESSED VALUE	370,254
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	370,254
TOTAL JUST VALUE	452,317
NCON VALUE	164,283
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0968/1222	1/30/2001	WD	U	I		45,000
GRANTOR: DUNMAN JAMES & CARLA						
GRANTEE: BONACCHI LORENZO &						
0451/0412	4/01/1985	WD	Q	V		37,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W60 S30 E60 N30$.

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 12/13/2022 BY NW Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS