



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100	1,086	116,108
FGR	440	55	242	25,873
FOP	115	30	34	3,635
FSP	117	40	47	5,025
FUS	900	100	900	96,222
TOTALS	2,658		2,309	246,864

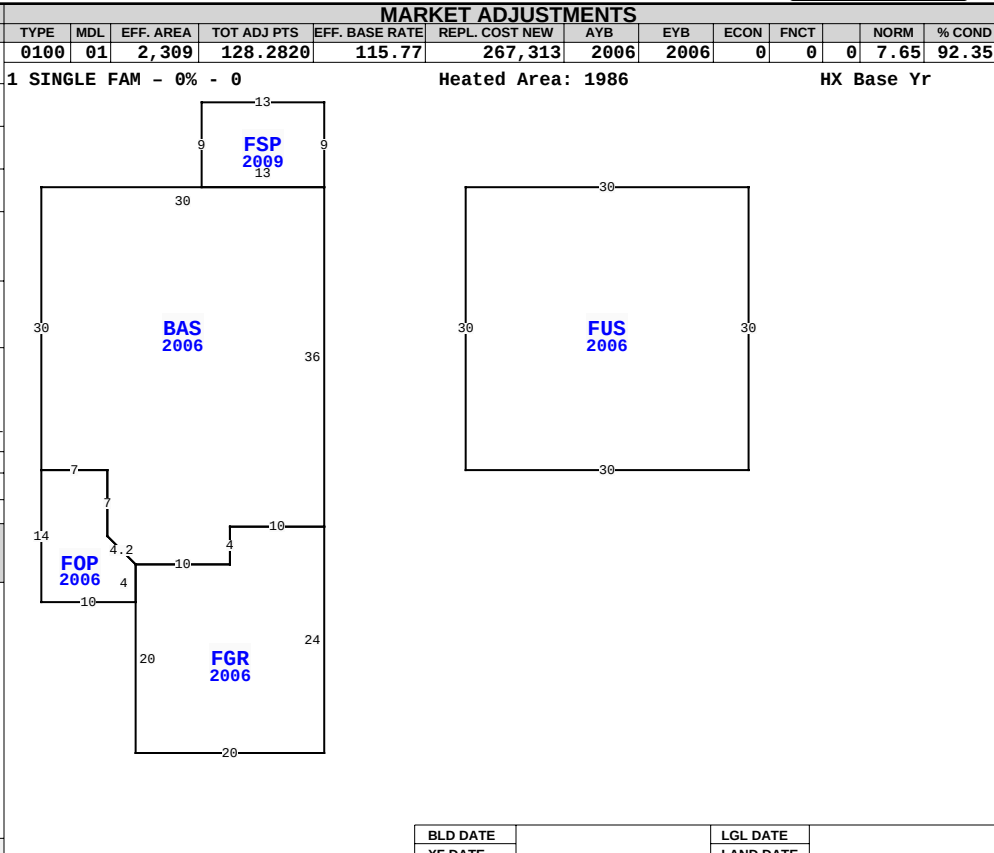
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0810	CONCRETE A	0	0	41	16	656.00	SF	6.50	6.50	100	2006	2006	3	88	3,752	
3	0810	CONCRETE A	0	0	27	3	81.00	SF	6.50	6.50	100	2006	2006	3	88	463	
4	0855	CONC PAVER	0	0	0	0	502.00	SF	10.00	10.00	100	2009	2009	3	91	4,568	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE

1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000
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REVIEW DATE	07/25/2018	BY	KWX	Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0	Common:	55,000	PRINTED 08/02/2023 BY	SY
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96290 CORAL REEF RD, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF																	
11,968																	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				246,864	
TOTAL MARKET OB/XF VALUE				11,968	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				313,832	
SOH/AGL Deduction				20,772	
ASSESSED VALUE				293,060	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				293,060	
TOTAL JUST VALUE				313,832	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				266,418	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2109546	ROOF	10,000	07/21/2021
E17734	ELEC OTHER	1,900	07/01/2006
M0611706	H/AC	0	06/01/2006
P0611191	OTHER	0	06/01/2006
C17770	CO ISSUED	220,315	05/01/2006
R09310	REPAIR/RRF	1,500	05/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2497/0099	8/31/2021	WD	Q	I	01
GRANTOR: LUSTER ROY B & GLORIA					SALE PRICE
GRANTEE: PRESNELL MICHAEL &					
1459/1709	11/17/2006	WD	Q	I	
GRANTOR: RICHMOND AMERICAN HOM					232,000
GRANTEE: LUSTER ROY B & GLOR					

BUILDING NOTES					

BUILDING DIMENSIONS					
FGR=[YR=2006] N24 BAS=[YR=2006] N36 FSP=[YR=2009] N9 W13 S9 E13\$W30 S30 FOP=[YR=2006] S14 E10 N4 L3 U3 N7 W7\$E7S7 R3 D3 E10 N4 E10\$W10 S4 W10 S20 E20\$ PTR=E15N30 FUS=[YR=2006] N30 E30 S30 W30\$ W15 S30\$.					