

HERNANDEZ ANDY A & COURTNEY M
94002 LAST LN
YULEE, FL 32097

37-3N-28-0741-0561-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 70		
Exterior Wall	16	WD FR STUC 30		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	11	CLAY TILE 30		
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		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4038.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100	1,734	198,587
FGR	441	55	243	27,830
FOP	45	30	14	1,604
FSP	120	40	48	5,497
TOTALS	2,340		2,039	233,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,039	99.5778	118.25	241,112	2015	2015	0	0	0	3.15	96.85

1 SNGL FAM - 100% - 2019
Heated Area: 1734
HX Base Yr 2019

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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	0810	CONCRETE A	0 100	0	0	195.00	SF	6.50	6.50	100	2015	2015	3	96	1,217	
2	0812	CONCRETE C	0 100	0	0	1,348.00	SF	4.00	4.00	100	2015	2015	3	96	5,176	
3	0476	VF 6 SBPL	0 100	0	0	100.00	LF	32.00	32.00	100	2016	2016	3	92	2,944	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	233,517
TOTAL MARKET OB/XF VALUE	9,613
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	298,130
SOH/AGL Deduction	109,143
ASSESSED VALUE	188,987
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	138,987
TOTAL JUST VALUE	298,130
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,075

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2186/0761	3/19/2018	WD Q	I		01	220,000

GRANTOR: ENGLISH SCOTT L & ELI

GRANTEE: HERNANDEZ ANDY A &

2021/0546 12/30/2015 WD Q I 01 178,900

GRANTOR: ESB INVESTMENTS LLC

GRANTEE: ENGLISH SCOTT L & E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W26 FSP=[YR=2015] N10 W12 S10 E12\$ W14 S48 E11 FOP=[YR=2015] E9 FGR=[YR=2015] S15 E20 N24 W7 S3 W13 S6\$ N5 W9 S5\$ N5 E9 N1 E13 N3 E7 N39\$.

REVIEW DATE 07/16/2020 BY KWA

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

PRINTED 08/02/2023 BY SYS