



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,200	100	1,200
FEP	144	80	115
UCP	480	20	96
SUBAREA MARKET VALUE			
BAS		86,742	
FEP		8,313	
UCP		6,940	
TOTALS	1,824		1,411
		101,994	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,411	105.0400	94.80	133,763	1956	1956	0	0	0	23.75	76.25

1 SINGLE FAM - 0% - 0 Heated Area: 1200 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			111,013
TOTAL MARKET OB/XF VALUE			421
TOTAL LAND VALUE - MARKET			77,120
TOTAL MARKET VALUE			188,554
SOH/AGL Deduction			3,603
ASSESSED VALUE			184,951
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			184,951
TOTAL JUST VALUE			188,554
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			169,109

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
0101/0080	1/01/1970	TA U I	SALE PRICE 6,000

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W40 S30 E13 FEP=[YR=1993] S8 E18 N8 W18\$ E27			
UCP=[YR=1993] E16 N30 W16 S30\$ 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
5	1242	WD DECK A	0	0	12	8	SF	10.00	10.00	100	2000	2000
6	0810	CONCRETE A	0	0	20	8	SF	6.50	6.50	100	1970	1970

LAND DESCRIPTION													TOTAL OB/XF												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	0	0004	OR	107.00	145.00	15,424.00	SF		1.00	1.00	1.00	5.00	5.00	77,120								

IN OR 101/80 R433494
 EX R/W IN OR 211/28
 ESMT OR 1470/1815

LIGHTSEY MARY EST
 463465 STATE ROAD 200
 YULEE, FL 32097

2023

38-2N-27-0000-0008-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	02	WINDOW 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
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		4053.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	528	100	528
			9,019
TOTALS	528		528
			9,019

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	528	87.6000	56.94	30,064	1968	1968	0	0	0	70.00	30.00
2 M/H 93- - 0% - 0			Heated Area: 528				HX Base Yr					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 44 44 12 12 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 1993</p> </div> </div>												

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
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TOTAL JUST VALUE		188,554	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		169,109	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0101/0080	1/01/1970	TA	U	I		6,000
GRANTOR:						
GRANTEE:						

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															
463465 SR 200, YULEE																															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td>10/03/2013</td> <td>KK</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>																	BLD DATE	10/03/2013	KK	LGL DATE		XF DATE			LAND DATE		INC DATE			AG DATE	
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XF DATE			LAND DATE																												
INC DATE			AG DATE																												
TOTALS 528 528 9,019																															

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W44 S12 E44 N12 \$.

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
TOTAL OB/XF 0																								