IN OR 52/521 & OR 498/44
PARCEL 9 & 2/3 HX INT
LOT 76 W H FLOOD SURVEY UNR

WAITS EDITH B EST
C/O LORI KENNEDY & RANDY WAITS, 463459 SR 200
YULEE, FL 32097

2023

38-2N-27-0000-0009-0000

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	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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

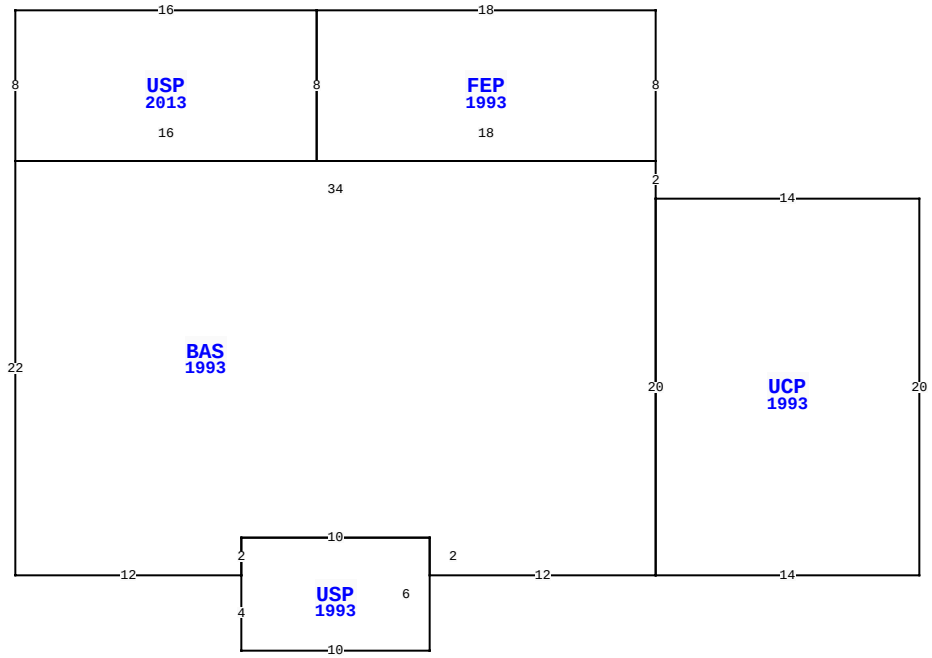
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	51,739
FEP	144	80	115	8,173
UCP	280	20	56	3,980
USP	60	30	18	1,279
USP	128	30	38	2,701
TOTALS	1,340		955	67,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	955	102.6000	92.60	88,433	1958	1958	0	0	0	23.25	76.75

1 SINGLE FAM – 66% - 0 Heated Area: 728 HX Base Yr



463459 SR 200, YULEE

BLD DATE	10/03/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		67,872
TOTAL MARKET OB/XF VALUE		4,560
TOTAL LAND VALUE - MARKET		96,940
TOTAL MARKET VALUE		169,372
SOH/AGL Deduction		12,875
ASSESSED VALUE		156,497
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		106,497
TOTAL JUST VALUE		169,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963342	CHNGE SRVC	0	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0052/0521	1/01/1965	TA	U	I		6,700

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N2 FEP=[YR=1993] N8 W18 USP=[YR=2013] W16 S8 E16 N8$ S8 E18$ W34 S22 E12 USP=[YR=1993] S4 E10 N6 W10 S2$ N2 E10 S2 E12 UCP=[YR=1993] E14 N20 W14 S20$ N20$.

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
2	0940	SHEDS/PORT	0	66	20	27	540.00	SF	30.00	30.00	100	1982	1982	3	20	3,240	
3	0940	SHEDS/PORT	0	66	22	10	220.00	SF	30.00	30.00	100	2000	2000	3	20	1,320	

LAND DESCRIPTION

TOTAL OB/XF 4,560

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	66	0004	OR	100.00	102.00	20,909.00	SF		1.00	1.00	1.00	4.50	4.50	94,090							
2	009600	C	WASTELAND	66		OR	130.00	505.00	1.14	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,850							

REVIEW DATE 05/24/2018 BY SBX Total Acres: 1.14 Total Land Value: 96,940 Market: 0 Agricultural: 0 Common: 96,940 PRINTED 08/02/2023 BY SYS