OR 729/1670 & PT OR 749/1649
EX R/W IN OR 203/470

THOMAS ANDREW EST
C/O GLORIA THOMAS, PO BOX 24
YULEE, FL 32041-0024

2023

38-2N-27-0000-0011-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
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	01	Quality Level 01

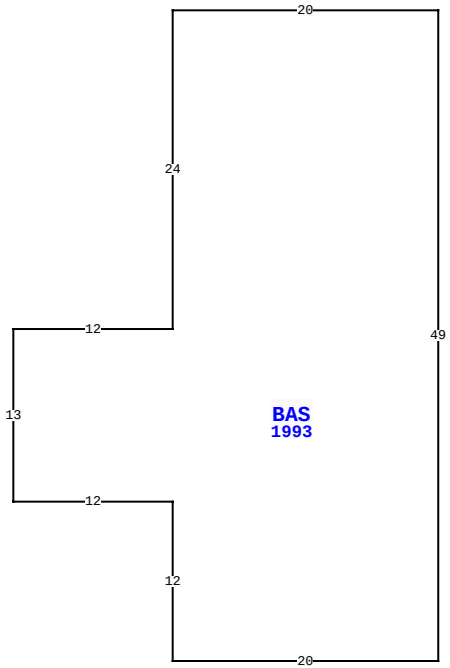
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100	1,136	22,496
TOTALS	1,136		1,136	22,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,136	87.7680	79.21	89,983	1900	1900	0	0	25	50.00	25.00

1 SINGLE FAM – 0% - 0 Heated Area: 1136 HX Base Yr



463400 SR 200, YULEE

BLD DATE	10/17/2011 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,983
TOTAL MARKET OB/XF VALUE	1,715
TOTAL LAND VALUE - MARKET	54,400
TOTAL MARKET VALUE	83,098
SOH/AGL Deduction	0
ASSESSED VALUE	83,098
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,098
TOTAL JUST VALUE	83,098
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0749/1649	1/29/1996	QC	U	I	06	100
GRANTOR: THOMAS ALDONIA						
GRANTEE: THOMAS ANDREW						
0729/1670	5/17/1995	QC	U	V	06	100
GRANTOR: BURRIS ALDONIA & SAMU						
GRANTEE: THOMAS ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S24 W12 S13 E12 S12 E20 N49$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 1,715

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	0	0004	OR	210.00	123.00	0.68	AC		1.00	1.00	1.00	80,000.00	80,000.00	54,400							

REVIEW DATE 06/30/2020 BY NWA Total Acres: 0.68 Total Land Value: 54,400 Market: 0 Agricultural: 0 Common: 54,400 PRINTED 08/02/2023 BY SYS

OR 729/1670 & PT OR 749/1649
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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

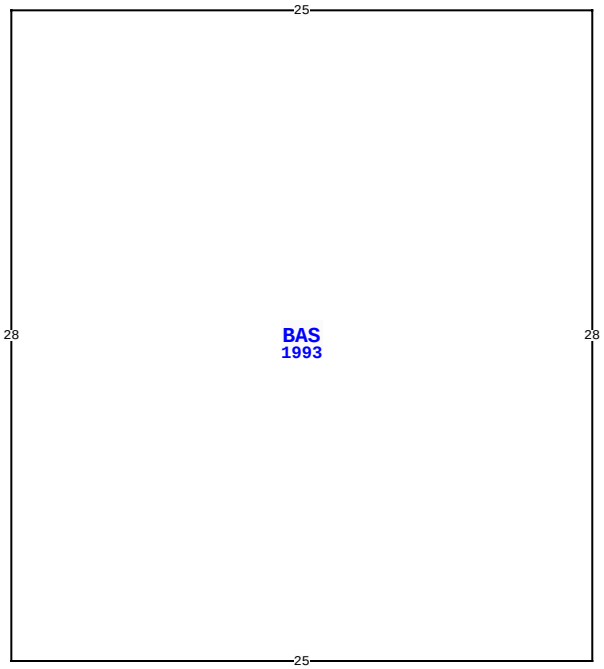
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	700	100	700	4,487
TOTALS	700		700	4,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
4803	06	700	53.9708	25.64	17,948	1983	1983	0	0	25	68.50	25.00

2 STOR WAREH – 0% - 0 Heated Area: 700 HX Base Yr



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INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: THOMAS ALDONIA						
GRANTEE: THOMAS ANDREW						
0729/1670	5/17/1995	QC	U	V	06	100
GRANTOR: BURRIS ALDONIA & SAMU						
GRANTEE: THOMAS ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S28 E25 N28 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/30/2020 BY NWA Total Acres: 0.68 Total Land Value: 54,400 Market: 0 Agricultural: 0 Common: 54,400 PRINTED 08/02/2023 BY SYS