PT JOHN VAUGHN GRANT
SEC 38-2N-27E IN OR 2436/707
(EX ESMT IN OR 87/50)

KWIATKOWSKI MICHAEL W & LARISSA T
86116 GW COURSON RD
YULEE, FL 32097

2023

38-2N-27-0000-0017-0040

BUILDING CHARACTERISTICS

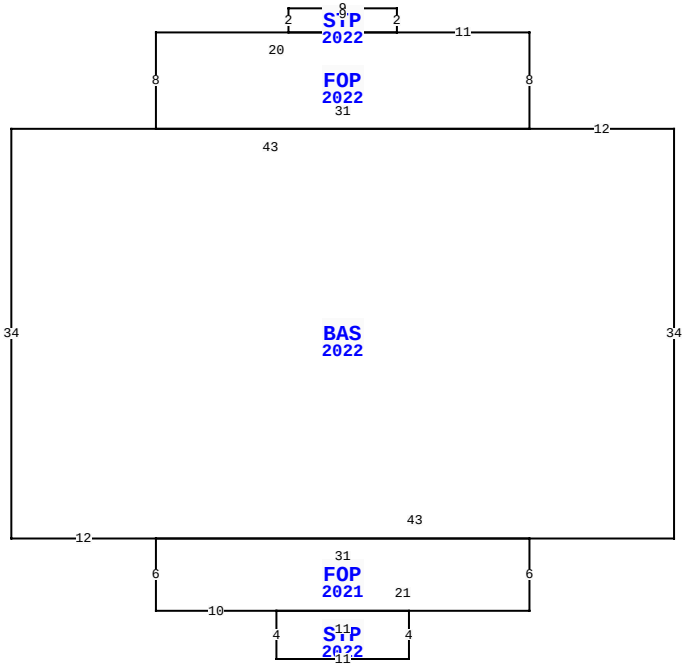
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,870	100	1,870	258,210
FOP	186	30	56	7,732
FOP	248	30	74	10,218
STP	18	10	2	276
STP	44	10	4	552
TOTALS	2,366		2,006	276,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,006	116.2770	138.08	276,988	2022	2022	0	0	0	0.00	100.00

2 SNGL FAM – 100% - 2023 Heated Area: 1870 HX Base Yr 2023



86116 GW COURSON RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,928
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		468,125
TOTAL MARKET VALUE		762,053
SOH/AGL Deduction		97,665
ASSESSED VALUE		664,388
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		614,388
TOTAL JUST VALUE		762,053
NCON VALUE		293,928
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008286	CO ISSUED	0	05/27/2022
22000149	ADDITION	25,149	01/04/2022
21006969	NEW CONSTR	255,286	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2436/0707	2/23/2021	WD	Q	I	01	165,000
GRANTOR: TUTTLE DAVID KENDALL						
GRANTEE: KWIATKOWSKI MICHAEL						
1383/1568	1/23/2006	WD	Q	I		120,000
GRANTOR: RAMSAY ANNE BARLOW						
GRANTEE: TUTTLE DAVID KENDAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] N8 W11 STP=[YR=2022] N2 W9 S2 E9$ W20 S8 E31$ W43 S34 E12 FOP=[YR=2021] S6 E10 STP=[YR=2022] S4 E11 N4 W11$ E21 N6 W31$ E43 N34$.

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
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.75	AC		1.00	1.00	1.00	80,000.00	80,000.00	460,000							
2	009630	C	SWAMP	0			0.00	0.00	16.25	AC		1.00	1.00	1.00	500.00	500.00	8,125							

REVIEW DATE 07/13/2022 BY NW Total Acres: 22.00 Total Land Value: 468,125 Market: 0 Agricultural: 0 Common: 468,125 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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ELEMENT	CD	CONSTRUCTION
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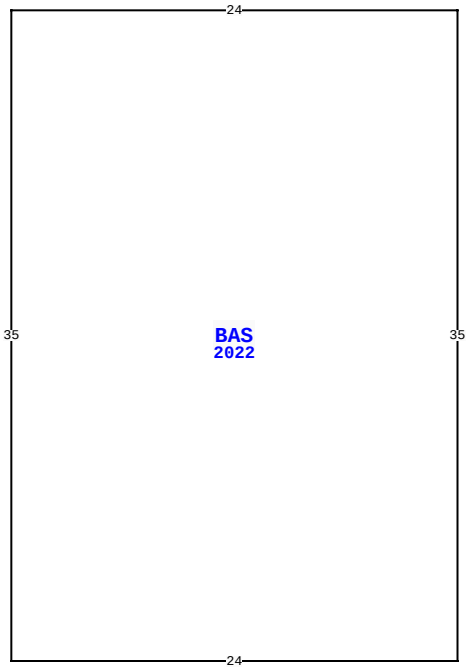
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	840	100	840	16,940
TOTALS	840		840	16,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	58.1900	20.37	17,111	2022	2022	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 2023 Heated Area: 840 HX Base Yr 2023



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1383/1568	1/23/2006	WD	Q	I		120,000
GRANTOR: RAMSAY ANNE BARLOW						
GRANTEE: TUTTLE DAVID KENDAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S35 E24 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/13/2022 BY NW Total Acres: 22.00 Total Land Value: 468,125 Market: 0 Agricultural: 0 Common: 468,125 PRINTED 08/02/2023 BY SYS