LOT 34
IN OR 776/294
WATER & SEWER ESMT PT 778/1830

WINEMAN PHILIP A
85148 ST JOHN COURT
YULEE, FL 32097

**2023**

**38-2N-27-127C-0034-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

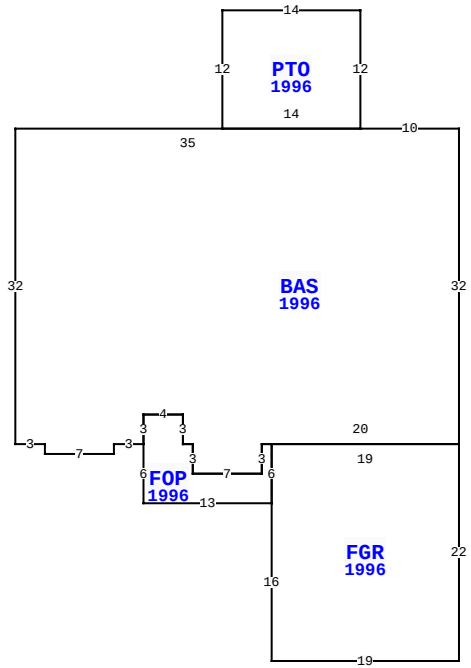
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4046.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,456 | 100 | 1,456 | 135,512 |
| FGR | 418 | 55 | 230 | 21,406 |
| FOP | 69 | 30 | 21 | 1,955 |
| PTO | 168 | 5 | 8 | 745 |
| TOTALS | 2,111 | | 1,715 | 159,618 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,715 | 119.1300 | 107.51 | 184,380 | 1996 | 1996 | 0 | 0 | 0 | 13.43 | 86.57 |

1 SINGLE FAM – 100% - 1997 Heated Area: 1456 HX Base Yr 1997




85148 ST JOHN CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 05/10/2022 NW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 159,618 |
| TOTAL MARKET OB/XF VALUE | | 6,194 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 215,812 |
| SOH/AGL Deduction | | 96,706 |
| ASSESSED VALUE | | 119,106 |
| TOTAL EXEMPTION VALUE | HX HB WR | 55,000 |
| BASE TAXABLE VALUE | | 64,106 |
| TOTAL JUST VALUE | | 215,812 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 185,482 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 963097 | NEW CONSTR | 73,050 | 07/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0776/0294 | 11/05/1996 | WD | Q | I | | 97,600 |
| GRANTOR: ATLANTIC BUILDERS | | | | | | |
| GRANTEE: WINEMAN PHILIP A & | | | | | | |
| 0770/1489 | 9/11/1996 | WD | U | V | 19 | 16,500 |
| GRANTOR: R E D LIMITED PARTNER | | | | | | |
| GRANTEE: ATLANTIC BUILDERS I | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W10 PTO=[YR=1996] N12 W14 S12 E14 $ W35 S32 E3 S1 E7 N1 E3 FOP=[YR=1996] S6 E13 FGR=[YR=1996] S16 E19 N22 W19 S6 $ N6 W1 S3 W7 N3 W1 N3 W4 S3 $ N3 E4 S3 E1 S3 E7 N3 E20 N32 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1996 | 1996 | 3 | 80 | 2,800 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 894.00 | SF | 5.20 | 5.20 | 100 | 1996 | 1996 | 3 | 73 | 3,394 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,194

| 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 | 000133 | C | SFR LAKE | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 05/25/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS