

DUNLEAVY FLY TRUST/DUNLEAVY VIRGINIA L TRUSTEE
86150 VIRGINIA LN
YULEE, FL 32097

38-2N-27-2030-0004-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall05

AVERAGE 100

Roof Structure03

GABLE/HIP 100

Roof Cover01

MINIMUM 100

Interior Wall04

PLYWOOD 100

Interior Floor14

CARPET 80

Interior Floor08

SHT VINYL 20

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame02

WOOD FRAME 100

Stories

1.

Units

1. 100
0 100

Quality

03

DOR CODE

0200

MAP NUM

MKT AREA

NEIGHBORHOOD/LOC

4053.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,152

100

1,152

25,879

UOP

216

25

54

1,213

TOTALS

1,368

1,206

27,092

EXTRA FEATURES

86150 VIRGINIA LN, YULEE

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

2

1242

WD DECK A

0 100

16

12

192.00

SF

10.00

10.00

100

1990

1990

3

20

384

3

0940

SHEDS/PORT

0 100

24

12

288.00

SF

30.00

30.00

100

1986

1986

3

20

1,728

4

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1986

1986

3

62

2,170

5

0351

CARPORT MT

0 100

18

18

324.00

SF

5.60

5.60

100

2005

2005

3

27

490

LAND DESCRIPTION

TOTAL OB/XF

4,772

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

1

000102

C

SFR/MH

100

0005

OR

0.00

0.00

1.14

AC

1.00

1.00

1.00

80,000.00

80,000.00

91,200

2

000102

C

SFR/MH

100

0005

OR

0.00

0.00

0.41

AC

1.00

1.00

0.25

80,000.00

20,000.00

8,200

REVIEW DATE

12/08/2020

BY

NWA

Total Acres:

1.55

Total Land Value:

99,400

Market:

0

Agricultural:

0

Common:

99,400

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTS

REPL. COST NEWAYB

EYEBCONFNCT

% CONDNORM

082002

1,206

115.2000

74.88

90,305

1986

1986

0

0

70.00

30.00

HEATED AREA: 1152

HX Base Yr 2000

UOP

1999

BAS

1999

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

V I

RSN CD

SALE PRICE

1815/0870

9/18/2012

QC

U

I

11

100

GRANTOR:DUNLEAVY JOHN J & VIR

GRANTEE:DUNLEAVY JOHN J & V

1787/0401

4/03/2012

QC

U

I

11

100

GRANTOR:DUNLEAVY JOHN J & VIR

GRANTEE:DUNLEAVY JOHN J & V

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W7 UOP=[YR=1999] N12 W18 S12 E18\$ W41 S24 E48 N24\$.

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

27,092

4,772

99,400

131,264

88,371

42,893

35,000

7,893

131,264

0

89,827