

LOT 113
VILLAGE WALK PHASE 2
PBK 2243/434

GOEBIG WILLIAM GEORGE & MARIE ANNETTE TRUST/GOEBIG
83218 YULEECOTE CT
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0113-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

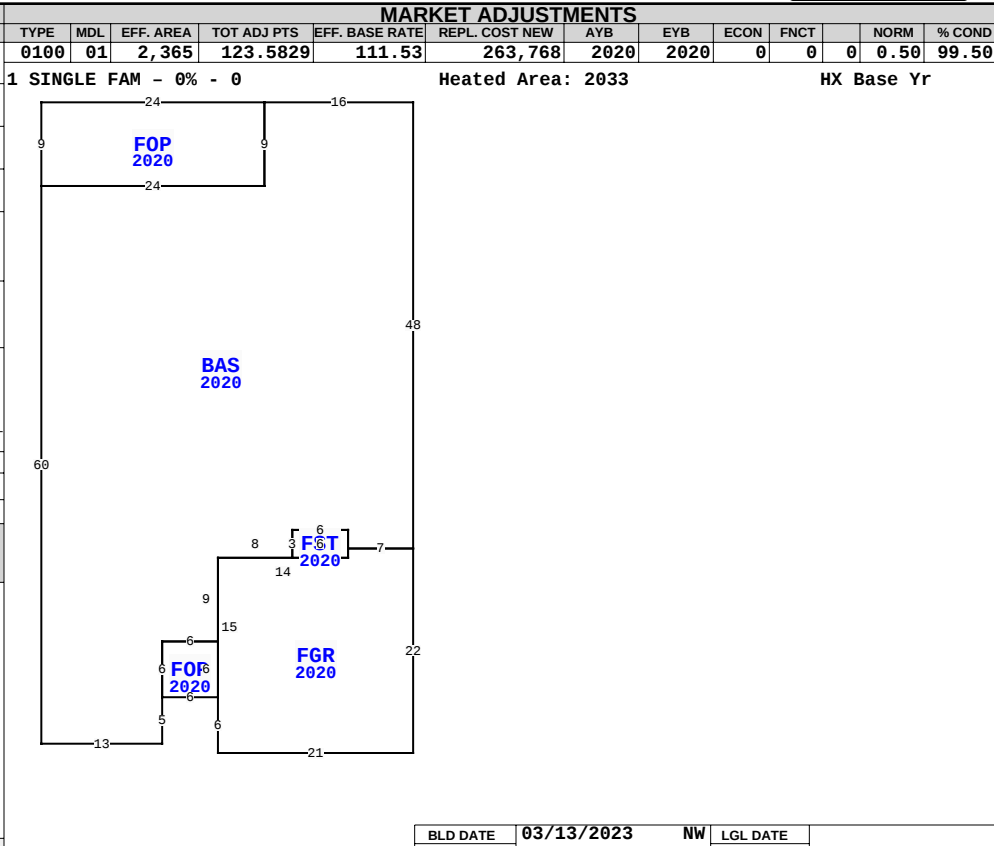
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4090.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,033	100	2,033	225,606
FGR	448	55	246	27,299
FOP	36	30	11	1,221
FOP	216	30	65	7,213
FST	18	55	10	1,109
TOTALS	2,751		2,365	262,449

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
1	0811	CONCRETE B	0	0	0	0	630.00	SF	5.20	5.20	100	2020	2020	3	99	3,243	

LAND DESCRIPTION			TOTAL OB/XF 3,243														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000

REVIEW DATE 01/07/2021 BY NW



83218 YULEECOTE CT, FERNANDINA BEACH	BLD DATE 03/13/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	262,449		
TOTAL MARKET OB/XF VALUE	3,243		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	325,692		
SOH/AGL Deduction	0		
ASSESSED VALUE	325,692		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	325,692		
TOTAL JUST VALUE	325,692		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	299,570		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012921	CO ISSUED	0	12/23/2020
20004893	NEW CONSTR	276,072	08/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2640/1912	5/11/2023	WD	Q	I	01	434,000
GRANTOR: BOMAR SAM T & HANNAH						
GRANTEE: GOEBIG WILLIAM GEOR						
2428/0672	1/26/2021	SW	U	I	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BOMAR SAM T & HANNA						

BUILDING NOTES																
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BUILDING DIMENSIONS
BAS=[YR=2020] W16 FOP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S60 E13 N5 FOP=[YR=2020] E6 FGR=[YR=2020] S6 E21 N22 W7 FST=[YR=2020] S1 W6 N3 E6 S2\$ S1 W14 S15\$ N6 W6 S6\$ N6 E6 N9 E8 N3 E6 S2 E7 N48\$.