

PT WILLIAM BERRIE GRANT  
SEC 40-2N-28E IN OR 1899/1851  
& OR 1973/85

MYER ERIC L & CHERYL A  
P O BOX 777  
YULEE, FL 32041

2023

40-2N-28-0000-0061-0190



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 100      |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 70      |
| Interior Floor           | 08 | SHT VINYL 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 2 100          |
| Frame                    |    | N/A 100        |
| Stories                  | 0  | 0 100          |
| Units                    |    | 0 100          |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA         |
|                  |         | 04               |
| NEIGHBORHOOD/LOC | 4005.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,980            | 100         | 1,980        | 142,465              |
| UOP       | 89               | 25          | 22           | 1,583                |
| UOP       | 116              | 25          | 29           | 2,086                |
| UOP       | 121              | 25          | 30           | 2,158                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,306 |  | 2,061 | 148,293 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |          |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0510       | GARAGE WD-  | 0 100   | 36 | 24 | 864.00   | SF | 35.00    | 35.00          | 100       | 2014    |
| 2              | 0504       | FP-ELECTRI  | 0 100   | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2016    |
| 3              | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 420.00   | SF | 6.50     | 6.50           | 100       | 2016    |
| 4              | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 398.00   | SF | 6.50     | 6.50           | 100       | 2016    |
| 5              | 0201       | BARN WD 10  | 0 100   | 48 | 48 | 2,304.00 | SF | 17.00    | 17.00          | 100       | 2021    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000115   | C   | SFR ACRES            | 100 |     | RG-1     | 0.00  | 0.00  | 8.86        | AC        |     |

| MARKET ADJUSTMENTS                     |     |           |             |                |                |      |      |      |      |       |        |
|----------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0800                                   | 02  | 2,061     | 128.4800    | 89.94          | 185,366        | 2014 | 2014 | 0    | 0    | 20.00 | 80.00  |
| 1 M/H 94+ - 0% - 2015                  |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 1980                      |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr 2015                        |     |           |             |                |                |      |      |      |      |       |        |
|                                        |     |           |             |                |                |      |      |      |      |       |        |
| 96232 HARDY ALLEN RD, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |       |        |

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/30/2023 |
| INC DATE |  | AG DATE   | MLU        |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 2 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 4              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 565,957     |
| TOTAL MARKET OB/XF VALUE  |  |  | 69,089      |
| TOTAL LAND VALUE - MARKET |  |  | 365,475     |
| TOTAL MARKET VALUE        |  |  | 1,000,521   |
| SOH/AGL Deduction         |  |  | 405,465     |
| ASSESSED VALUE            |  |  | 595,056     |
| TOTAL EXEMPTION VALUE     |  |  | 50,000      |
| BASE TAXABLE VALUE        |  |  | 545,056     |
| TOTAL JUST VALUE          |  |  | 1,000,521   |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 738,524     |

| PERMIT NUM | DESCRIPTION     | AMT     | ISSUED     |
|------------|-----------------|---------|------------|
| B2005919   | POLE BARN 48X48 | 55,641  | 08/01/2020 |
| C1703286   | CO ISSUED       | 0       | 10/24/2019 |
| B1703286   | NEW CONSTR      | 401,049 | 04/17/2017 |
| B1529795   | CO ISSUED       | 0       | 06/13/2016 |
| B1529795   | NEW CONSTR      | 383,545 | 01/01/2015 |
| B1429000   | GARAGE          | 36,703  | 06/01/2014 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD |
| 1973/0085                      | 4/08/2015 | WD        | U     | V     | 17     |
| GRANTOR: LIVING WATERS WORLD 0 |           |           |       |       |        |
| GRANTEE: MYER ERIC L & CHERY   |           |           |       |       |        |
| 1899/1851                      | 1/30/2014 | WD        | Q     | V     | 05     |
| GRANTOR: LIVING WATERS WORLD 0 |           |           |       |       |        |
| GRANTEE: MYER ERIC L & CHERY   |           |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                     |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2014] W5 UOP=[YR=2014] N5 W5 N3 W8 S8 E13\$ W26 |  |  |  |  |  |  |  |  |  |  |  |
| UOP=[YR=2014] N8 W12 S4 W5 S4 E17 \$ W35 S30 E36        |  |  |  |  |  |  |  |  |  |  |  |
| UOP=[YR=2014] S5 E5 S3 E12 N8 W17 \$ E30 N30 \$.        |  |  |  |  |  |  |  |  |  |  |  |

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