LOT 81
LIGHTHOUSE POINTE #2 PB 7/145

AHAMMER PARRIE I & CHARLSETTA
28047 WATERFORD LN
YULEE, FL 32097

2023

41-3N-28-1250-0081-0000

BUILDING CHARACTERISTICS

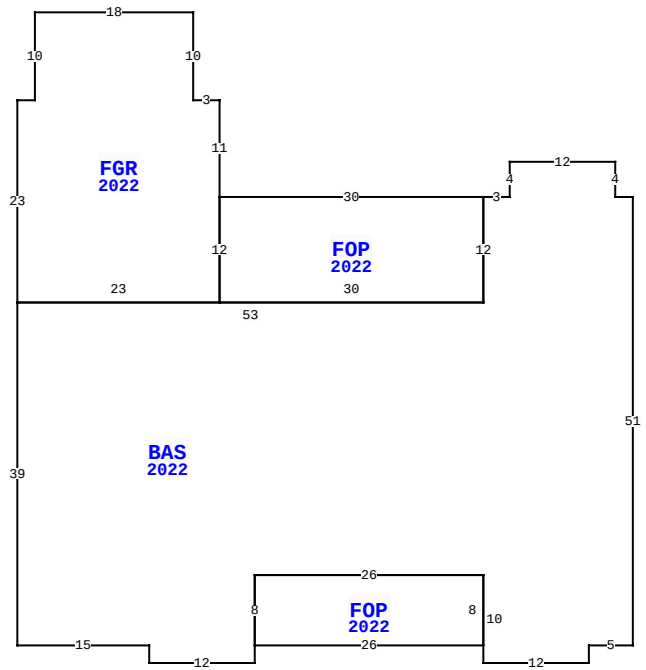
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,822	100	2,822	457,023
FGR	709	55	390	63,161
FOP	208	30	62	10,041
FOP	360	30	108	17,491
TOTALS	4,099		3,382	547,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,382	113.6476	161.95	547,715	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2822 HX Base Yr



28047 WATERFORD LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		547,715
TOTAL MARKET OB/XF VALUE		26,170
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		683,885
SOH/AGL Deduction		0
ASSESSED VALUE		683,885
TOTAL EXEMPTION VALUE	13	683,885
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		683,885
NCON VALUE		573,885
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013605	ADDITION	20,942	09/07/2022
22006641	CO ISSUED	0	04/28/2022
B2106046	NEW CONSTR	423,527	05/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2456/0666	4/27/2021	WD	Q	V	01	115,000
GRANTOR: FITCH INC						
GRANTEE: AHAMMER PARRIE I &						
2077/0092	10/06/2016	WD	Q	V	01	40,000
GRANTOR: FOUR AMIGOS PROPERTIE						
GRANTEE: FITCH INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W2 N4 W12 S4 W3 FOP=[YR=2022] W30 FGR=[YR=2022] N11 W3 N10 W18 S10 W2 S23 E23 N12$ S12 E30 N12$ S12 W53 S39 E15 S2 E12 N2 FOP=[YR=2022] E26 N8 W26 S8$ N8 E26 S10 E12 N2 E5 N51$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0855	CONC PAVER	0	100	0	0	1,757.00	SF	10.00	10.00	100	2022	2022	3	100	17,570	
3	0855	CONC PAVER	0	100	0	0	660.00	SF	10.00	10.00	100	2022	2022	3	100	6,600	

LAND DESCRIPTION

TOTAL OB/XF 26,170

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	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

REVIEW DATE 05/11/2022 BY TW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS