LOT 139
LIGHTHOUSE POINTE #2 PB 7/145

BATTS JEFF SR & LINDA
28576 VIEUX CARRE
YULEE, FL 32097

2023

41-3N-28-1250-0139-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

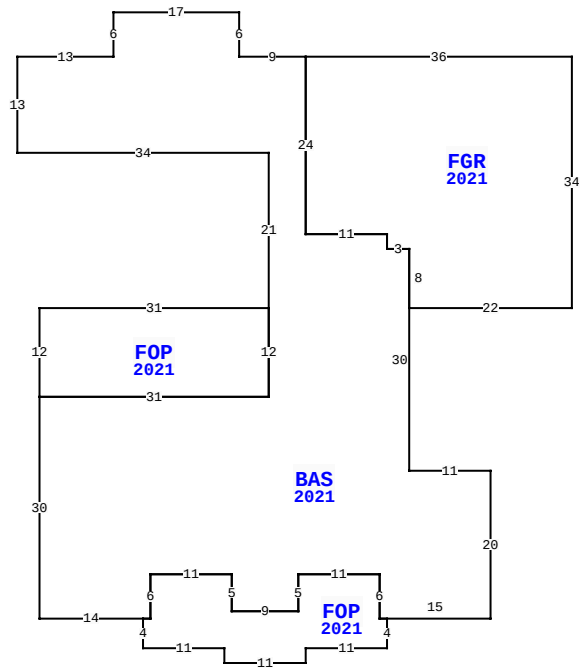
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4034.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,655	100	2,655	472,484
FGR	1,090	55	600	106,776
FOP	295	30	88	15,660
FOP	372	30	112	19,932
TOTALS	4,412		3,455	614,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,455	124.8808	177.96	614,852	2021	2021	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2022 Heated Area: 2655 HX Base Yr 2022



28576 VIEUX CARRE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		614,852
TOTAL MARKET OB/XF VALUE		59,419
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		784,271
SOH/AGL Deduction		177,042
ASSESSED VALUE		607,229
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		557,229
TOTAL JUST VALUE		784,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		607,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006870	CO ISSUED	0	05/17/2021
B2103861	SCRN ENCLSR	6,000	03/30/2021
B2008531	SWIM POOL	43,955	10/01/2020
B2006870	NEW CONSTR	391,139	08/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2356/0250	4/20/2020	WD	Q	V	01	135,000
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: BATTS JEFF SR & LIN						
1947/1771	11/17/2014	QC	U	I	11	500
GRANTOR: AFFORDABLE HOUSING CO						
GRANTEE: LIGHTHOUSE POINTE D						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W36 BAS=[YR=2021] W9 N6 W17 S6 W13 S13 E34 S21 FOP=[YR=2021] W31 S12 E31 N12$ S12 W31 S30 E14 FOP=[YR=2021] S4 E11 S2 E11 N2 E11 N4 W1 N6 W11 S5 W9 N5 W11 S6 W1$ E1 N6 E11 S5 E9 N5 E11 S6 E15 N20 W11 N30 W3 N2 W11 N24$ S24 E11 S2 E3 S8 E22 N34$.

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	2021	2021	3	100	3,500	
2	0855	CONC PAVER	0	100	0	0	1,021.00	SF	10.00	10.00	100	2021	2021	3	100	10,210	
3	0861	POOL GUNIT	0	100	0	0	230.00	SF	85.00	85.00	100	2021	2021	3	98	19,159	
4	0855	CONC PAVER	0	100	0	0	484.00	SF	10.00	10.00	100	2021	2021	3	100	4,840	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	
6	0911	SCRN RM A	0	100	0	0	714.00	SF	17.50	17.50	100	2021	2021	3	97	12,120	
7	0462	ST/AL FNC	0	100	180	4	720.00	SF	10.00	10.00	100	2021	2021	3	98	7,056	
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 59,419

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	000134	C	SFR POND	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 01/05/2022 BY TW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS