OR 421/373
FPL ESMT OR 310/544

TAYLOR JAMES L
PO BOX 729
YULEE, FL 32041-0729

2023

42-2N-27-0000-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

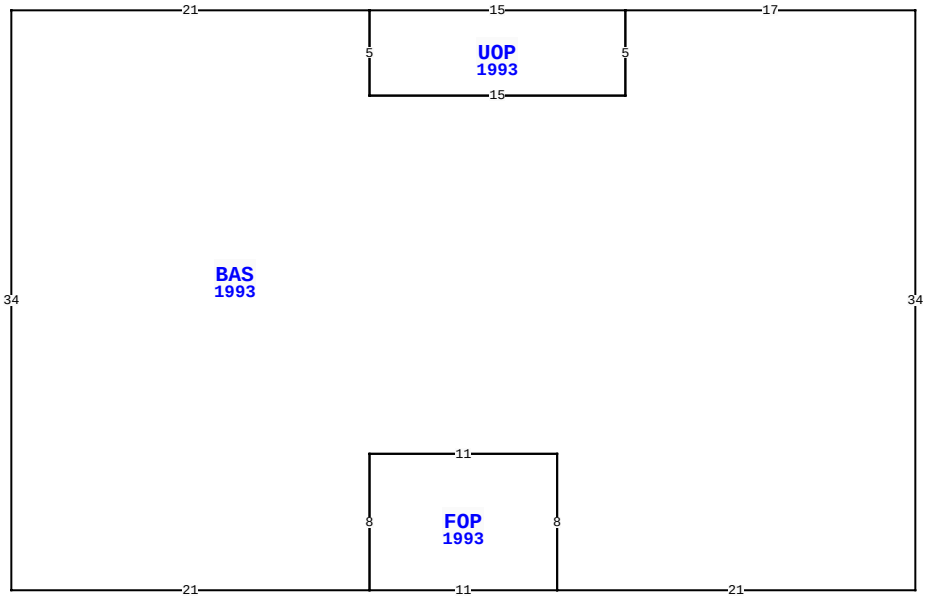
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,639	100	1,639	95,142
FOP	88	30	26	1,510
UOP	75	20	15	871
TOTALS	1,802		1,680	97,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	96.0000	86.64	145,555	1978	1978	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 0 Heated Area: 1639 HX Base Yr



86161 ANTARES WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		97,522
TOTAL MARKET OB/XF VALUE		2,116
TOTAL LAND VALUE - MARKET		128,000
TOTAL MARKET VALUE		227,638
SOH/AGL Deduction		130,111
ASSESSED VALUE		97,527
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,527
TOTAL JUST VALUE		227,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0421/0373	5/01/1984	FS	U	I		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UOP=[YR=1993] W15 S5 E15 N5$ S5 W15 N5 W21 S34 E21 FOP=[YR=1993] E11 N8 W11S8$ N8 E11 S8 E21 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	0680	POLE SHED	0	100	0	0	576.00	SF	5.00	5.00	100	1978	1978	3	20	576	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 2,116

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	0.80	80,000.00	64,000.00	128,000							

REVIEW DATE 12/03/2019 BY KWA Total Acres: 2.00 Total Land Value: 128,000 Market: 0 Agricultural: 0 Common: 128,000 PRINTED 08/02/2023 BY SYS