L/E IN OR 570/890

RAINEY CORENE L/E/
86132 PINEWOOD DRIVE
YULEE, FL 32097

2023

42-2N-27-0000-0021-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

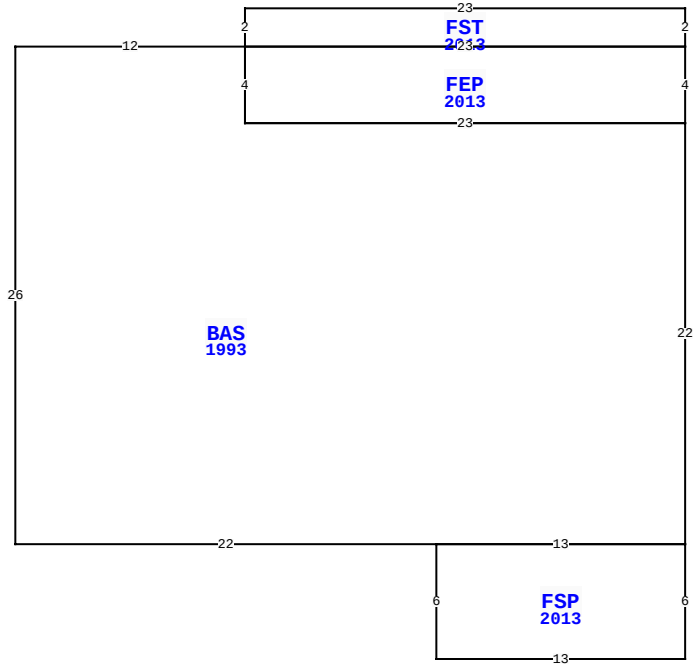
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	818	100	818	31,493
FEP	92	80	74	2,849
FSP	78	40	31	1,194
FST	46	55	25	963
TOTALS	1,034		948	36,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	948	85.3200	77.00	72,996	1955	1955	0	0	0	50.00	50.00

1 SINGLE FAM – 100% - 0 Heated Area: 818 HX Base Yr



86132 PINEWOOD DR, YULEE

BLD DATE	10/02/2013	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		36,498
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		107,920
TOTAL MARKET VALUE		144,418
SOH/AGL Deduction		107,507
ASSESSED VALUE		36,911
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		6,911
TOTAL JUST VALUE		144,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0570/0890	5/22/1989	WD	U	I	18	100
GRANTOR: RAINEY CORENE						
GRANTEE: RAINEY ALICE						
0565/1277	3/22/1989	WD	U	I	01	100
GRANTOR: GREEN NATHANIEL						
GRANTEE: RAINEY CORINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S26 E22 FSP=[YR=2013] S6 E13 N6 W13$ E13 N22 FEP=[YR=2013] N4 FST=[YR=2013] N2 W23 S2 E23$ W23 S4 E23$ W23 N4$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	OR	0.00	0.00	1.42	AC		1.00	1.00	0.95	80,000.00	76,000.00	107,920							

REVIEW DATE 09/20/2018 BY SBX Total Acres: 1.42 Total Land Value: 107,920 Market: 0 Agricultural: 0 Common: 107,920 PRINTED 08/02/2023 BY SYS