IN OR 2239/347

EVANS JOHN & WENDY
86261 PINEWOOD DR
YULEE, FL 32097

2023

42-2N-27-0000-0023-0050

BUILDING CHARACTERISTICS

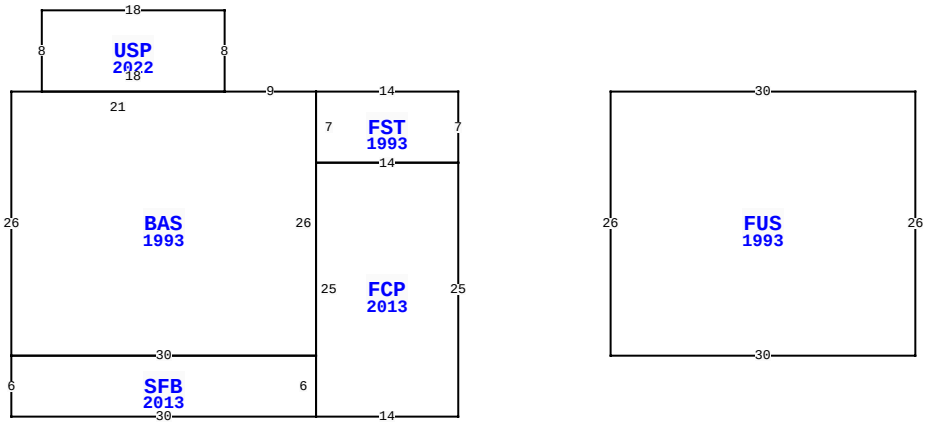
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	780	100	780	68,944
FCP	350	25	88	7,778
FST	98	55	54	4,773
FUS	780	100	780	68,944
SFB	180	80	144	12,728
USP	144	30	43	3,801
TOTALS	2,332		1,889	166,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,889	112.8960	101.89	192,470	1990	1995	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2020 Heated Area: 1704 HX Base Yr 2020



86261 PINEWOOD DR, YULEE

BLD DATE		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		166,968
TOTAL MARKET OB/XF VALUE		1,662
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		248,630
SOH/AGL Deduction		71,199
ASSESSED VALUE		177,431
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,431
TOTAL JUST VALUE		248,630
NCON VALUE		4,652
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007404	REPAIR/RRF	5,630	08/16/2017
B1632433	REPAIR/RRF	0	06/01/2016
3947	NEW CONSTR	2,000	06/08/1990
03391	H/AC	2,000	05/14/1990
6667	NEW CONSTR	1,800	05/14/1990
6402	NEW CONSTR	55,400	04/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2239/0347	11/26/2018	WD	Q	I	01	204,000
GRANTOR: CEREGHETTI WALTER & I						
GRANTEE: EVANS JOHN & WENDY						
2043/1535	3/30/2016	WD	U	I	12	85,000
GRANTOR: BANK OF AMERICA N A						
GRANTEE: CEREGHETTI WALTER						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W14 BAS=[YR=1993] W9 USP=[YR=2022] N8 W18 S8 E18$ W21 S26 SFB=[YR=2013] S6 E30FCP=[YR=2013] E14 N25 W14 S25$ N6 W30$ E30 N26$ S7 E14 N7$ PTR=E15 FUS=[YR=1993] E30 S26 W30 N26$ W15$.

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720	
2	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	100	1990	1990	3	62	193	
3	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2016	2016	3	78	250	
4	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2016	2016	3	78	499	

LAND DESCRIPTION

TOTAL OB/XF 1,662

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	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS