LOTS 14 & 15
CASE #08-CP-153 OR 1631/1902
DAVIS ESTATE HEIGHTS PB 5/15

JOHNSON NANCY G
PO BOX 262
YULEE, FL 32041-0262

2023

42-2N-27-4310-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

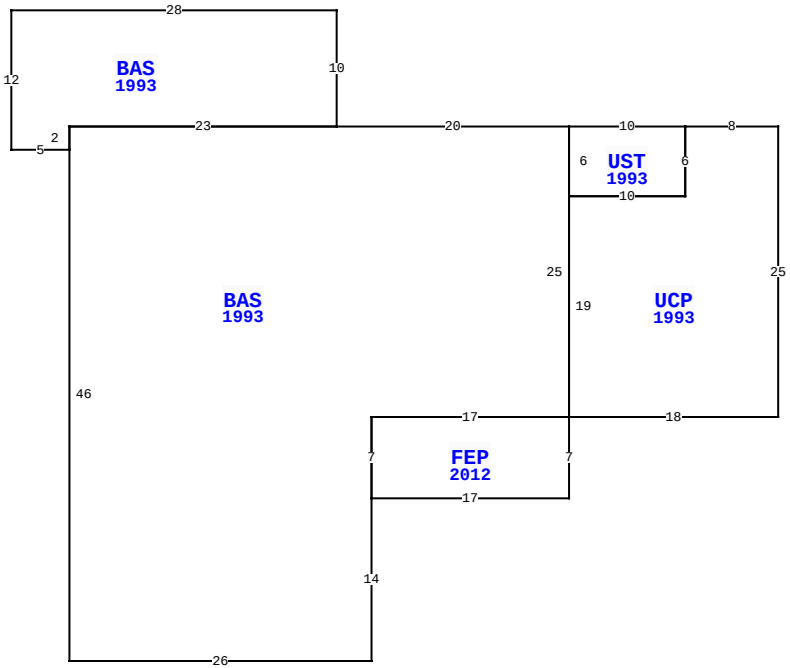
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	290	100	290	20,110
BAS	1,621	100	1,621	112,406
FEP	119	80	95	6,588
UCP	390	20	78	5,409
UST	60	45	27	1,872
TOTALS	2,480		2,111	146,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,111	96.0400	86.68	182,981	1967	1982	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 0 Heated Area: 1911 HX Base Yr



86094 YANIE RD, 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		146,385
TOTAL MARKET OB/XF VALUE		5,614
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		251,999
SOH/AGL Deduction		184,622
ASSESSED VALUE		67,377
TOTAL EXEMPTION VALUE	HX HB WX	47,377
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		251,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010755	WINDOWS	7,740	11/05/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0077/0267	1/01/1967	TA	U	V		750

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W8 UST=[YR=1993] W10 BAS=[YR=1993] W20
BAS=[YR=1993] N10 W28 S12 E5 N2 E23$ W23 S46 E26 N14
FEP=[YR=2012] E17 N7 W17 S7$N7 E17 N25$ S6 E10 N6$ S6 W10 S19 E18 N25$.

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	10	20	200.00	SF	30.00	30.00	100	1982	1982	3	20	1,200	
2	0681	POLE SHED	0	100	7	12	84.00	SF	15.00	15.00	100	1982	1982	3	20	252	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
4	0810	CONCRETE A	0	100	0	0	489.00	SF	6.50	6.50	100	1998	1998	3	77	2,447	

LAND DESCRIPTION

TOTAL OB/XF 5,614

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	000100	C	SFR	100	0008	RS-2	200.00	71.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 09/18/2018 BY SBX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS