

CUTSHAW JERRY L & KARI KEENEY
86003 MAPLE LEAF PLACE
YULEE, FL 32097

42-2N-27-435H-0190-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 70		
Exterior Wall	16	WD FR STUC 30		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 70		
Interior Floor	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		3 100		
Frame Stories	02	WOOD FRAME 100		
Units	1.5	1.5 100		
Occupancy	00	0 100		
		NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4047.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,038	100	2,038	229,394
FGR	546	55	300	33,768
FOP	36	30	11	1,238
FOP	154	30	46	5,178
FUS	407	100	407	45,812
TOTALS	3,181		2,802	315,389

EXTRA FEATURES	
L N	OB/XF CODE
1	0811 CONCRETE B
2	0861 POOL GUNIT
3	0845 KOOL DECK
4	0462 ST/AL FNC
5	0600 SUMMER KIT
6	0911 SCRNM RM A

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,802	131.4864	118.67	332,513	2006	2011	0	0	0	5.15	94.85

1 SINGLE FAM - 0% - 2023

Heated Area: 2445

HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	315,389
TOTAL MARKET OB/XF VALUE	51,180
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	421,569
SOH/AGL Deduction	0
ASSESSED VALUE	421,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	421,569
TOTAL JUST VALUE	421,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,376

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U / I	V I / I	RSN CD	SALE PRICE
2581/0691	8/01/2022	WD	Q	I	01	508,000

GRANTOR: ODLE BENJAMIN S & JEN

GRANTEE: CUTSHAW JERRY L & K

2216/1015 8/02/2018 WD Q I 02 316,500

GRANTOR: ROBERT JOHN P & LAURI

GRANTEE: ODLE BENJAMIN S & J

BUILDING NOTES

BAS=[YR=2006] W14 FOP=[YR=2012] W14 S11 E14 N11\$ S11 W14 N11 W21 S44 FGR=[YR=2006] S26 E21 N26 W21\$ E21 S2 E10 FOP=[YR=2006] S2 E8 N2 W2 N4 W5 S4 W1\$ E1 N4 E5 S4 E12 N46\$ PTR=N15 FUS=[YR=2006] N29 E18 S6 W5 S23 W13\$ S15\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		0	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/13/2018 BY SBX

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS