LOT 2
IN OR 1591/1303
COUNCIL PARK SUB PB 3/42

COTTONE TAMARA L
85152 AIRPLANE LANE
YULEE, FL 32097

2023

42-2N-27-4360-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

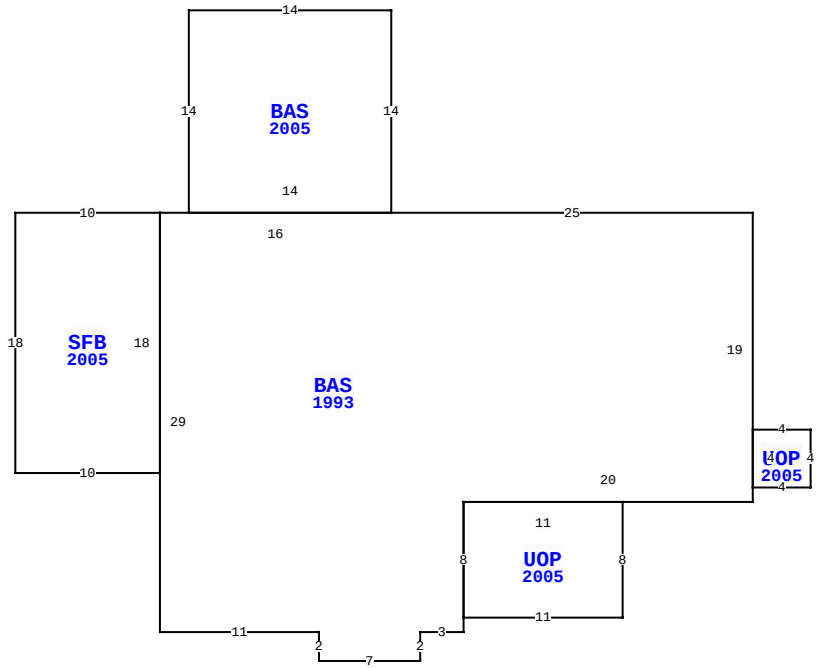
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	26	AL SIDING 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,023	100	1,023	84,837
BAS	196	100	196	16,254
SFB	180	80	144	11,942
UOP	16	20	3	249
UOP	88	20	18	1,492
TOTALS	1,503		1,384	114,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,384	106.0800	95.74	132,504	1960	1995	0	0	0	13.38	86.62

1 SINGLE FAM – 100% - 2009 Heated Area: 1363 HX Base Yr 2009



85153 AIRPLANE LN, YULEE

BLD DATE	04/26/2007 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		114,775
TOTAL MARKET OB/XF VALUE		5,287
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		170,062
SOH/AGL Deduction		78,612
ASSESSED VALUE		91,450
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		36,450
TOTAL JUST VALUE		170,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516217	ADDITION	2,400	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1591/1303	10/31/2008	WD	Q	I		110,000
GRANTOR: LIVINGSTON JENNIFER M						
GRANTEE: COTTONE JOSEPH C &						
1327/0871	6/21/2005	WD	Q	I		129,000
GRANTOR: HARTER ROBERT L						
GRANTEE: LIVINGSTON JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 BAS=[YR=2005] N14 W14 S14 E14 $ W16
SFB=[YR=2005] W10 S18 E10 N18 $ S29 E11 S2 E7 N2 E3 N1
UOP=[YR=2005] E11 N8 W11 S8 $ N8 E20 N1 UOP=[YR=2005] E4 N4 W4 S4 $ N19 $.

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	0350	CARPORT WD	0	100	24	31	744.00	SF	9.36	9.36	100	1985	1985	3	20	1,393	
2	0681	POLE SHED	0	100	12	9	108.00	SF	15.00	15.00	100	1990	1990	3	20	324	
3	0681	POLE SHED	0	100	14	6	84.00	SF	15.00	15.00	100	1990	1990	3	20	252	
4	1242	WD DECK A	0	100	0	0	196.00	SF	10.00	10.00	100	1990	1990	3	20	392	
5	0812	CONCRETE C	0	100	0	0	1,180.00	SF	4.00	4.00	100	1990	1990	3	62	2,926	

LAND DESCRIPTION

TOTAL OB/XF 5,287

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		RM	100.00	150.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/02/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS