



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
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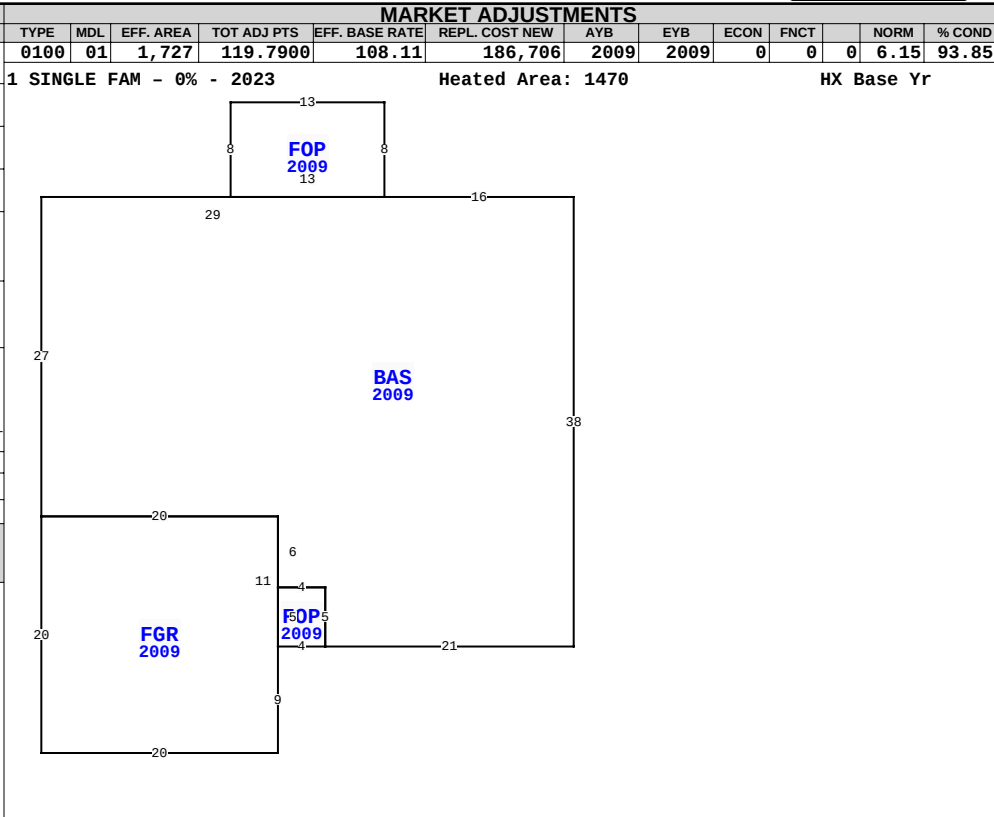
NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1,470	149,148
FGR	400	55	220	22,321
FOP	20	30	6	609
FOP	104	30	31	3,145

TOTALS	1,994	1,727	175,224
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	
2	0811	CONCRETE B	0	0	0	798.00	SF	5.20	
3	0810	CONCRETE A	0	0	16	48.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003		0.00	0.00	1.00



86043 SANDS WAY, YULEE	BLD DATE 05/17/2022 NW	LGL DATE	
	XF DATE 01/28/2020 KKA	LAND DATE	01/28/2020 KKA
	INC DATE	AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2009	2009	3	94	1,880	
100	2009	2009	3	91	3,776	
100	2009	2009	3	91	284	

TOTAL OB/XF									
5,940									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		175,224	
TOTAL MARKET OB/XF VALUE		5,940	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		231,164	
SOH/AGL Deduction		0	
ASSESSED VALUE		231,164	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		231,164	
TOTAL JUST VALUE		231,164	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,598	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21774	CO ISSUED	0	08/05/2009
M14514	MECH OTHER	0	05/01/2009
E21361	NEW CONSTR	2,000	11/01/2008
P13476	OTHER	0	09/01/2008
R11465	REPAIR/RRF	2,800	08/01/2008
B21774	NEW CONSTR	150,000	08/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2622/0366	2/28/2023	WD Q	Q	I	01
GRANTOR: VAN ZANT CASON JEREMY					
GRANTEE: FANNIN WARREN HAUPLAND					
2461/1226	5/14/2021	WD Q	Q	I	01
GRANTOR: KOHLER PROPERTY DEVEL					
GRANTEE: VAN ZANT CASON JERE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W16 FOP=[YR=2009] N8 W13 S8 E13\$ W29 S27 FGR=[YR=2009] S20 E20 N9 FOP=[YR=2009] E4 N5 W4 S5\$ N11 W20\$ E20 S6 E4 S5 E21 N38\$.									