



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	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	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

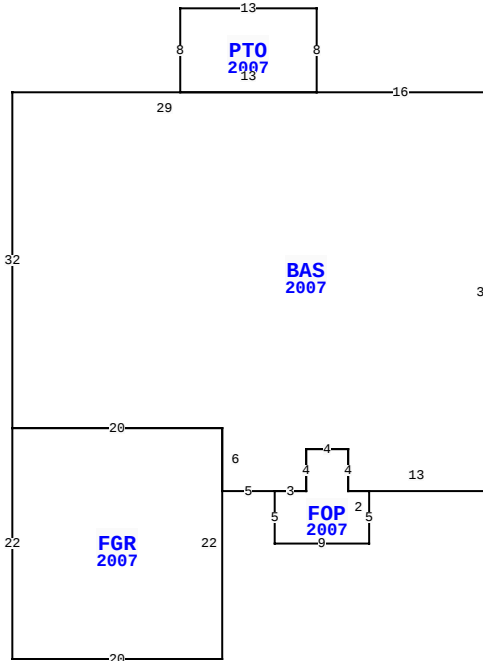
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,574	100	1,574	156,552
FGR	440	55	242	24,070
FOP	61	30	18	1,790
PTO	104	5	5	498
TOTALS	2,179		1,839	182,909

L N	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	0811	CONCRETE B	0 100	0	0	941.00	SF	5.20	5.20	100	2007	2007	3	89	4,355	
2	0810	CONCRETE A	0 100	26	3	78.00	SF	6.50	6.50	100	2007	2007	3	89	451	

LAND DESCRIPTION			TOTAL OB/XF 4,806													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,839	118.6900	107.12	196,994	2007	2007	0	0
1 SINGLE FAM - 100% - 2020 Heated Area: 1574 HX Base Yr 2020									



86048 HARRAHS PL, YULEE

BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		182,909	
TOTAL MARKET OB/XF VALUE		4,806	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		237,715	
SOH/AGL Deduction		57,146	
ASSESSED VALUE		180,569	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		130,569	
TOTAL JUST VALUE		237,715	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		205,129	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20001	CO ISSUED	141,240	06/01/2007
E19484	ELEC OTHER	2,000	06/01/2007
M13051	MECH OTHER	0	06/01/2007
P006	OTHER	0	06/01/2007
P12444	OTHER	0	06/01/2007
R10420	REPAIR/RRF	2,800	06/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2284/0952	6/17/2019	WD	Q	I	01	209,000
GRANTOR: ALLEN CHAD A & BRITTA						
GRANTEE: TREY MICAIAH A						
1991/0895	7/14/2015	SW	U	I	12	153,000
GRANTOR: FANNIE MAE						
GRANTEE: ALLEN CHAD A & BRIT						

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2007] W16 PTO=[YR=2007] N8 W13 S8 E13\$ W29 S32 FGR=[YR=2007] S22 E20 N22 W20\$ E20 S6 E5 FOP=[YR=2007] S5 E9 N5 W2 N4 W4 S4 W3\$ E3 N4 E4 S4 E13 N38\$.															