



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	11	CLAY TILE 50
Interior Floor	13	LVT/LAMNT 50
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	1,554	100	1,554	165,297
FGR	440	55	242	25,742
FOP	48	30	14	1,489
PTO	96	5	5	532
TOTALS	2,138		1,815	193,059

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0811	CONCRETE B	0	0	0	0	535.00	SF	5.20	5.20	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,815	126.9400	114.56	207,926	2007	2007	0	0	7.15	92.85
1 SINGLE FAM - 0% - 0						Heated Area: 1554		HX Base Yr			

86018 HARRAHS PL, YULEE

TOTAL OB/XF											
4,316											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						193,059					
TOTAL MARKET OB/XF VALUE						4,316					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						247,375					
SOH/AGL Deduction						13,395					
ASSESSED VALUE						233,980					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						233,980					
TOTAL JUST VALUE						247,375					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						212,709					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0719341	NEW CONSTR	0	02/01/2007
C19341	CO ISSUED	0	02/01/2007
M12709	MECH OTHER	0	02/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2505/1808	10/08/2021	WD	U	I	11	100	
GRANTOR: LOCKHART JAMES W & SY							
GRANTEE: DAMARISCOTTA HOLDIN							
2483/1670	7/13/2021	WD	Q	I	01	273,000	
GRANTOR: GROFF ROCCO & CRYSTAL							
GRANTEE: LOCKHART JAMES W &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W16 PTO=[YR=2007] N8 W12 S8 E12\$ W29 S31 FGR=[YR=2007] S22 E20 N22 W20\$ E20 S7 E6 FOP=[YR=2007] S4 E8 N4 W2 N4 W4 S4 W2\$ E2 N4 E4 S4 E13 N38\$.											