

GREEN HEIDI M
86020 OSHEAS PL
YULEE, FL 32097

42-2N-27-4370-0151-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
Exterior Wall16WD FR STUC 30
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo13LVT/LAMNT 50
Interior Floo14CARPET 50
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100
Occupancy00NONE 100

Quality05Quality Level 05
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4071.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS1,8301001,830179,567
FGR3995521921,489
FOP21306589
FOP9630292,846
TOTALS2,3462,084204,490

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0100012,084115.2382104.00216,73620102010005.6594.35
1 SINGLE FAM - 100% - 2019Heated Area: 1830HX Base Yr 2019

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE204,490
TOTAL MARKET OB/XF VALUE2,936
TOTAL LAND VALUE - MARKET50,000
TOTAL MARKET VALUE257,426
SOH/AGL Deduction71,076
ASSESSED VALUE186,350
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE136,350
TOTAL JUST VALUE257,426
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE222,097

PERMIT NUMDESCRIPTIONAMTISSUED
C22987CO ISSUED004/12/2010
E22344ELEC OTHER001/01/2010
M14990H/AC012/01/2009
P14055OTHER012/01/2009
R12169REPAIR/RRF3,00011/01/2009
B22987NEW CONSTR156,81611/01/2009

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE
1965/13302/13/2015SW U I 18129,900
GRANTOR: SECRETARY OF VETERAN
GRANTEE: GREEN HEIDI M
1932/16558/18/2014CT U I 18100
GRANTOR: CLERK OF COURT
GRANTEE: THE SECRETARY OF VE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W18 FOP=[YR=2010] N8 W12 S8 E12\$ W32 S24
FGR=[YR=2010] S21 E19 N21 W19\$E19 S21 E12 FOP=[YR=2010] E7 N3
W7 S3\$ N3 E7 S3 E12 N45\$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT D TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV
1000100CSFR10000030.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE03/12/2018BY SBXTotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 08/02/2023 BY SYS