



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1		2,715	117.7440	106.26	288,496	2014	2014	0	0	0	3.50	96.50	

1 SINGLE FAM - 100% - 2021 Heated Area: 2418 HX Base Yr 2021

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			278,399
TOTAL MARKET OB/XF VALUE			6,951
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			335,350
SOH/AGL Deduction			65,981
ASSESSED VALUE			269,369
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			219,369
TOTAL JUST VALUE			335,350
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			285,999

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	1,008	100	1,008	103,361
FGR	428	55	235	24,097
FOP	36	30	11	1,128
FSP	128	40	51	5,229
FUS	1,410	100	1,410	144,583
TOTALS	3,010		2,715	278,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632959	SCRN ROOM	0	08/29/2016
B1428820	CO ISSUED	0	10/01/2014
B1428820	NEW CONSTR	287,411	05/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/1657	10/26/2020	WD Q	Q	I	01	284,900

GRANTOR: PILGRIM JARRAD O & AN
GRANTEE: WORKLINGER WILLIAM R

1968/0011	3/05/2015	WD Q	Q	I	01	208,900
-----------	-----------	------	---	---	----	---------

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: PILGRIM JARRAD O &

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	1,186.00	SF	5.20	5.20	100	2014	2014	3	95	5,859	
2	0911	SCRN RM A	0	100	16	80.00	SF	17.50	17.50	100	2016	2016	3	78	1,092	

EXTRA FEATURES		86057 OSHEAS PL, YULEE	
BLD DATE	05/17/2022	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

BUILDING NOTES						
BUILDING DIMENSIONS						
FSP=[YR=2016] W8 BAS=[YR=2014] W32 S37 E12 S3 FOP=[YR=2014] S4 E9 N4 FGR=[YR=2014] E19 N24 W12 S4 W7 S20 \$ W9 \$ E9 N20 E7 N4 E4 N16 \$ S16 E8 N16 \$ PTR= E30 FUS=[YR=2014] E40 S37 W18 N7 W10 S7 W12 N37 \$ W30 \$.						

LAND DESCRIPTION		TOTAL OB/XF 6,951																						
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE		BY		Total Acres:		Total Land Value:		Market:		Agricultural:		Common:	
03/12/2018		SBX		0.00		50,000		0		0		50,000	

PRINTED 08/02/2023 BY SYS													
---------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--