BLOCK 1 LOT 28 & PT OF LOT 29
IN OR 2589/1058
YULEE HEIGHTS SUB PB 3/47A

ELEFTERION CAROL LANNON/LEEPER WILLIAM JORDAN
3107 EGRET LANE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-4400-0001-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

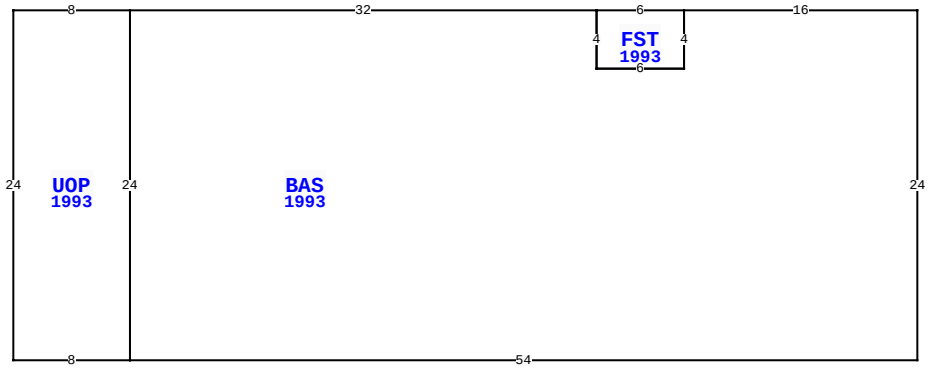
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1,272	79,475
FST	24	55	13	812
UOP	192	20	38	2,374
TOTALS	1,488		1,323	82,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,323	92.0000	83.03	109,849	1973	1973	0	0	0	24.75	75.25

1 SINGLE FAM – 0% - 2023 Heated Area: 1272 HX Base Yr



86569 HESTER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	82,661
TOTAL MARKET OB/XF VALUE	4,651
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	137,312
SOH/AGL Deduction	0
ASSESSED VALUE	137,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,312
TOTAL JUST VALUE	137,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7828	CHNGE SRVC	0	11/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/1058	8/31/2022	PR	U	I	19	169,900
GRANTOR: CREWS CAROL Y PR OF J						
GRANTEE: ELEFTERION CAROL L						
1417/1831	6/07/2006	WD	U	I	01	100
GRANTOR: TINSLEY JO LYNN L SHA						
GRANTEE: TINSLEY JO LYNN & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FST=[YR=1993] W6 S4 E6 N4$ S4 W6N4 W32
UOP=[YR=1993] W8 S24 E8 N24$ S24 E54 N24$.

EXTRA FEATURES

LN	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	0351	CARPORT MT	0	0	10	20	200.00	SF	8.50	8.50	100	1980	1980	3	20	340	
2	0940	SHEDS/PORT	0	0	12	20	240.00	SF	20.10	20.10	100	1980	1980	3	20	965	
3	0680	POLE SHED	0	0	8	20	160.00	SF	10.00	10.00	100	1980	1980	3	20	320	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
5	1242	WD DECK A	0	0	14	14	196.00	SF	10.00	10.00	100	1995	1995	3	20	392	
6	0810	CONCRETE A	0	0	0	0	404.00	SF	6.50	6.50	100	1980	1980	3	35	919	

LAND DESCRIPTION

TOTAL OB/XF 4,651

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		RS-2	139.00	120.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 10/16/2017 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS