

BLOCK 2 TRACT E
IN OR 1566/332
YULEE HEIGHTS SUB PB 3/47A

CARTER THOMAS S & KIMBERLY D/
PO BOX 239
YULEE, FL 32041-0239

2023

42-2N-27-4400-0002-000E



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	8 100
Frame	05 STEEL 100
Story Height	13 100
RMS	4 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 OWNER OCC 100

Quality 03 Quality Level 03
DOR CODE 2700 VEH SALE/REPAIR

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,200	185	2,220	128,559
AOF	170	185	314	18,184
BAS	1,830	100	1,830	105,975
UAT	1,419	10	142	8,223

TOTALS 4,619 4,506 260,941

EXTRA FEATURES

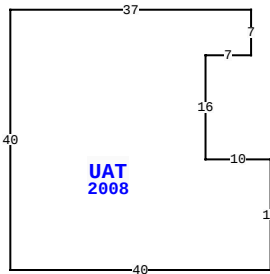
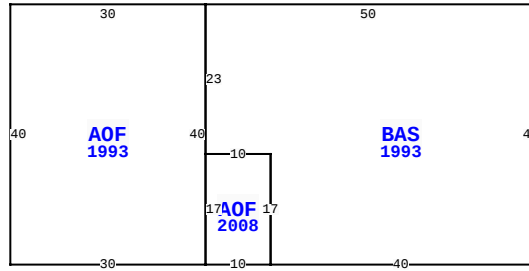
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0		5,336.00	SF 4.00	100	1985	1985	3	49.5	10,565	
2	0972	ST LGHT UN	0	0	0	0		4.00	UT 1,265.00	100	2000	2000	3	55	2,783	
3	0978	SECURTY LT	0	0	0	0		2.00	UT 337.50	100	2000	2000	3	55	371	
4	6001	ROLLUP DR	0	0	0	0		6.00	UT 400.00	100	1985	1985	3	20	480	
5	0463	FENCE GATE	0	0	0	0		1.00	UT 300.00	100	2008	2008	3	76	228	
6	0424	CL FNC 6'	0	0	0	0		614.00	LF 20.00	100	2008	2008	3	76	9,333	
7	0464	FNC GT 10'	0	0	0	0		1.00	UT 350.00	100	2008	2008	3	76	266	
8	0681	POLE SHED	0	0	30	8		240.00	SF 15.00	100	2010	2010	3	64	2,304	

LAND DESCRIPTION

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	002500	C	SRVC SHOPS	0	0004	CI	105.00	300.00	31,500.00	SF		1.00	1.00	1.00	2.50	2.50	78,750							

REVIEW DATE 12/19/2018 BY KK

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
2704	06	4,506	90.5634	91.92	414,192	1985	1995	0	0	0	37.00	63.00		
1 VEH SALE/R - 0% - 0					Heated Area: 3342					HX Base Yr				



850540 US HWY 17, YULEE

BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	12/19/2018
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		260,941	
TOTAL LAND VALUE - MARKET		26,330	
TOTAL MARKET VALUE		78,750	
SOH/AGL Deduction		366,021	
ASSESSED VALUE		83,726	
TOTAL EXEMPTION VALUE		282,295	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		282,295	
NCON VALUE		366,021	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		277,607	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1566/0332	5/13/2008	WD	Q	I		450,000	
GRANTOR: JOHNSON SAMUEL E							
GRANTEE: CARTER THOMAS S & K							
0618/1126	2/07/1991	WD	U	I	05	87,500	
GRANTOR: FLEET FINANCE & MORT							
GRANTEE: JOHNSON SAMUEL E							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W50 AOF=[YR=1993] W30 S40 E30 AOF=[YR=2008] E10N17W10S17N40\$ S23E10S17E40N40\$ PTR=W80S60 UAT=[YR=2008] S40E40N17W10N16E7N7W37 \$N60E80\$.	

TOTAL OB/XF 26,330

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	002500	C	SRVC SHOPS	0	0004	CI	105.00	300.00	31,500.00	SF		1.00	1.00	1.00	2.50	2.50	78,750							

REVIEW DATE 12/19/2018 BY KK Total Acres: 0.00 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 08/02/2023 BY SYS