BLOCK 2 LOTS 1 & 2
YULEE HEIGHTS SUB PB 3/47A

JONES REGINALD A & SHERRIE D
86086 CALLAWAY DR
YULEE, FL 32097

2023

42-2N-27-4400-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

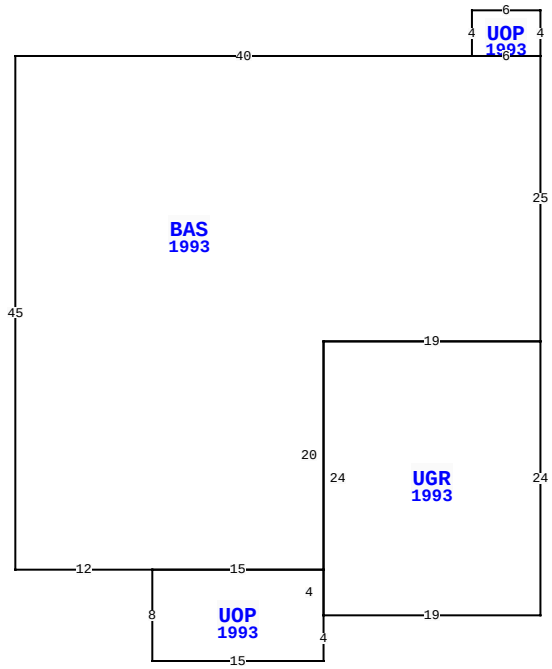
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,690	100	1,690	111,899
UGR	456	45	205	13,574
UOP	24	20	5	331
UOP	120	20	24	1,589
TOTALS	2,290		1,924	127,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	106.3300	95.96	184,627	1960	1960	0	0	0	31.00	69.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1690 HX Base Yr 2022



86086 CALLAWAY 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		127,393
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		68,400
TOTAL MARKET VALUE		195,793
SOH/AGL Deduction		124,896
ASSESSED VALUE		70,897
TOTAL EXEMPTION VALUE	HX HB	45,897
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		195,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0598	8/28/2020	WD	U	I	11	100
GRANTOR: JONES REGINALD ALFRED						
GRANTEE: JONES REGINALD A &						
2181/1224	3/02/2018	WD	Q	I	05	127,900
GRANTOR: GREGORY JASON						
GRANTEE: JONES REGINALD ALFR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W6 S4 BAS=[YR=1993] W40 S45 E12 UOP=[YR=1993] S8 E15 N4 UGR=[YR=1993] E19 N24 W19 S24$N4 W15$ E15 N20 E19 N25 W6$ E6N4$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	0006	RS-2	75.00	330.00	1.14	AC		1.00	1.00	1.00	60,000.00	60,000.00	68,400							

REVIEW DATE 10/14/2019 BY DJ Total Acres: 1.14 Total Land Value: 68,400 Market: 0 Agricultural: 0 Common: 68,400 PRINTED 08/02/2023 BY SYS