BLOCK 3 LOT 20
IN OR 360 PG 372
YULEE HEIGHTS SUB PB 3/47A

STRUBLE RONALD JOE & DEBORAH L
86798 HESTER DR
YULEE, FL 32097

2023

42-2N-27-4400-0003-0200

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	09	PINE WOOD 90
Interior Floo	14	CARPET 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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

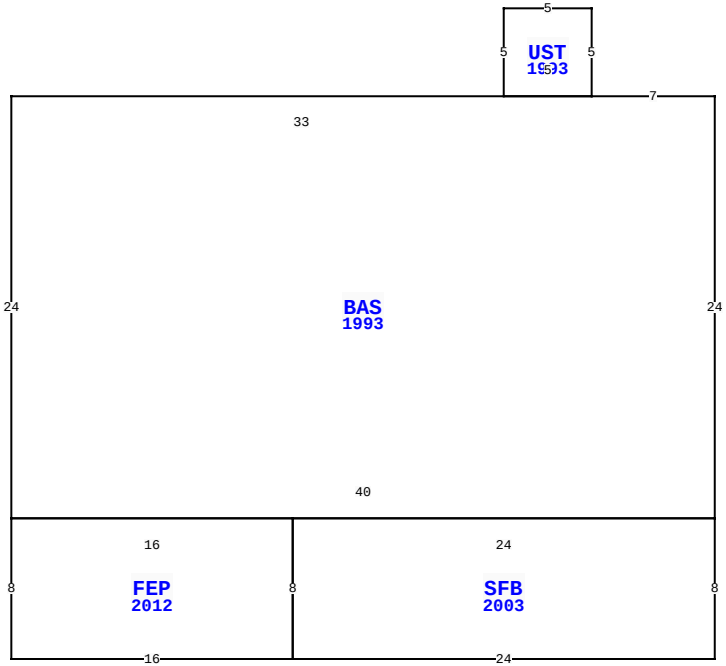
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	54,105
FEP	128	80	102	5,748
SFB	192	80	154	8,680
UST	25	45	11	620
TOTALS	1,305		1,227	69,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,227	90.5000	81.68	100,221	1960	1960	0	0	0	31.00	69.00

1 SINGLE FAM – 100% - 0 Heated Area: 1114 HX Base Yr



86798 HESTER DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		69,152
TOTAL MARKET OB/XF VALUE		2,714
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		121,866
SOH/AGL Deduction		68,599
ASSESSED VALUE		53,267
TOTAL EXEMPTION VALUE	HX HB	28,267
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		121,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E98 4923	CHNGE SRVC	0	07/01/1998
B98 4730	REMODEL	1,000	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0360/0372	5/01/1982	WD	Q	I		24,700
GRANTOR:						
GRANTEE:						
0230/0177	1/01/1976	WD	Q	I		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 UST=[YR=1993] N5 W5 S5 E5 $ W33 S24
FEP=[YR=2012] S8 E16 SFB=[YR=2003] E24 N8 W24 S8 $ N8 W16 $
E40 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
3	0510	GARAGE WD-	0	100	21	26	546.00	SF	24.85	24.85	100	1980	1980	3	20	2,714	

LAND DESCRIPTION

TOTAL OB/XF 2,714

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		RS-2	110.00	120.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/04/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS