

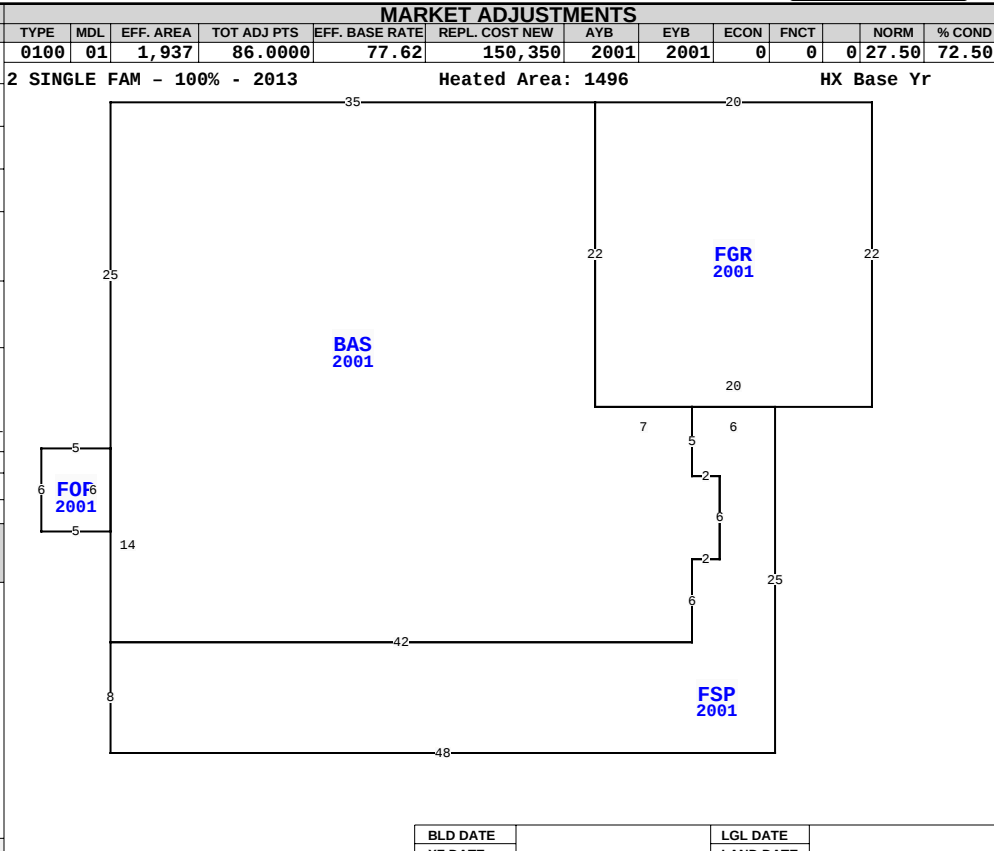


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,496	100	1,496	84,187
FGR	440	55	242	13,618
FOP	30	30	9	507
FSP	474	40	190	10,692
TOTALS	2,440		1,937	109,004

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0812	CONCRETE C	0 100	0	0	1,972.00	SF	4.00	



86598 HESTER DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		109,004	
TOTAL MARKET OB/XF VALUE		6,468	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		165,472	
SOH/AGL Deduction		71,677	
ASSESSED VALUE		93,795	
TOTAL EXEMPTION VALUE	13	93,795	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		165,472	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		135,742	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07607	NEW CONSTR	130,960	09/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2443/1915	2/25/2021	WD	U	I	11
GRANTOR: BROWN DORSEY W					
GRANTEE: BROWN DORSEY W & DO					
2437/0544	2/25/2021	WD	U	I	30
GRANTOR: BROWN DORSEY W					
GRANTEE: BROWN DORSEY W & DO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2001] W20 BAS=[YR=2001] W35 S25 FOP=[YR=2001] W5 S6 E5 N6 \$ S14 FSP=[YR=2001] S8 E48 N25 W6 S5 E2 S6 W2 S6 W42 \$ E42 N6 E2 N6 W2 N5 W7 N22 \$ S22 E20 N22 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	81.00	137.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000		