BLOCK 4 N 72.5 FT OF 20 S
56.2 FT OF 21 EX E 8 FT OF
N 72.5 FT OF 20 E 8 FT OF

BYRD VALERIE C
PO BOX 362
YULEE, FL 32041-0362

2023

42-2N-27-4400-0004-0200

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	01	NONE 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

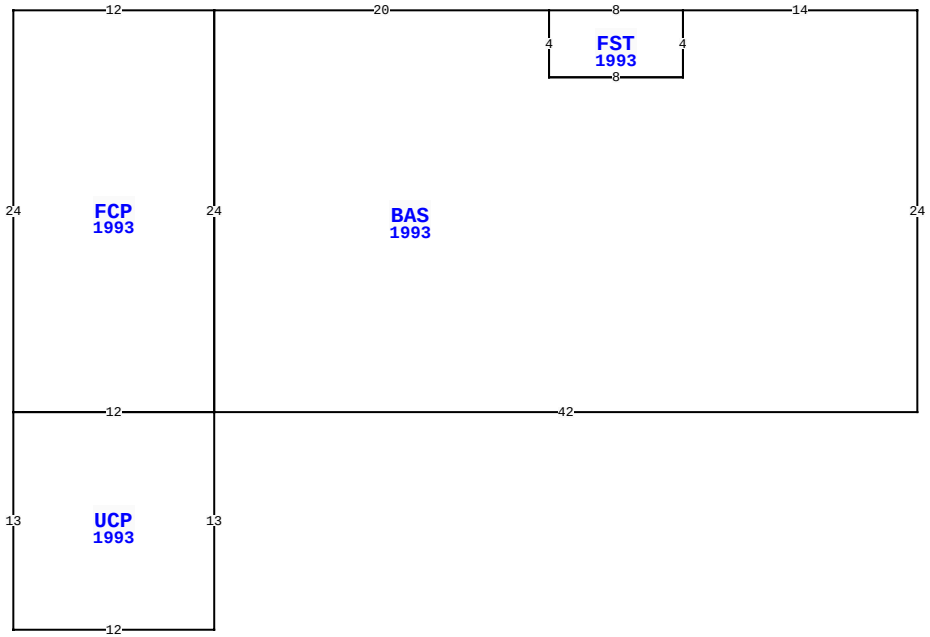
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100	976	71,614
FCP	288	25	72	5,283
FST	32	55	18	1,321
UCP	156	20	31	2,275
TOTALS	1,452		1,097	80,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,097	101.0000	91.15	99,992	1973	1973	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 0 Heated Area: 976 HX Base Yr



86722 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		80,494
TOTAL MARKET OB/XF VALUE		1,818
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		132,312
SOH/AGL Deduction		77,791
ASSESSED VALUE		54,521
TOTAL EXEMPTION VALUE	HX HB WX	34,521
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		132,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0156/0179	1/01/1973	WD	Q	I		18,500
GRANTOR:						
GRANTEE:						
0156/0179	1/01/1973	WD	U	I		18,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FST=[YR=1993] W8 S4 E8 N4$ S4 W8 N4 W20
FCP=[YR=1993] W12 S24 UCP=[YR=1993] S13 E12 N13 W12$ E12 N24$
S24 E42 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	0811	CONCRETE B	0	100	0	0	564.00	SF	5.20	5.20	100	1990	1990	3	62	1,818	

LAND DESCRIPTION

TOTAL OB/XF 1,818

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	107.00	100.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 09/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS