LOT 23 & S25 FT OF LOT 22
PIERCES SUB PB 3/66

AIKEN BUDDY
85076 MYRTICE ROAD
YULEE, FL 32097

2023

42-2N-27-4420-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

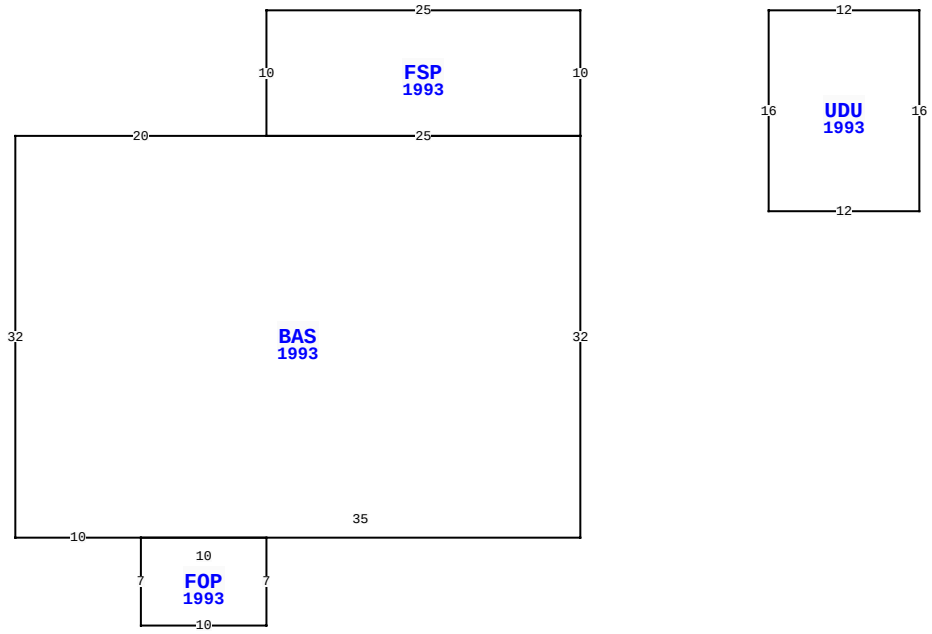
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	90,264
FOP	70	30	21	1,316
FSP	250	40	100	6,268
UDU	192	55	106	6,644
TOTALS	1,952		1,667	104,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,667	113.4000	102.34	170,601	1962	1967	0	0	0	38.75	61.25

1 SINGLE FAM – 0% - 2023 Heated Area: 1440 HX Base Yr



85076 MYRTICE RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	104,493
TOTAL MARKET OB/XF VALUE	319
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	154,812
SOH/AGL Deduction	0
ASSESSED VALUE	154,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,812
TOTAL JUST VALUE	154,812
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016566	REMODEL	2,500	11/08/2021
2002079	REPAIR/RRF	8,425	03/19/2020
970635	REPAIR/RRF	2,000	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/0380	7/13/2022	QC	U	I	11	148,000
GRANTOR: AIKEN & ASSOCIATES LL						
GRANTEE: AIKEN BUDDY						
2508/1868	10/05/2021	WD	Q	I	01	111,000
GRANTOR: TURNER JAMES W & JENN						
GRANTEE: AIKEN & ASSOCIATES						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W25 S10 BAS=[YR=1993] W20 S32 E10 FOP=[YR=1993] S7 E10 N7 W10$ E35 N32 W25$ E25 N10$ PTR=E15 UDU=[YR=1993] E12 S16 W12 N16$ W15$.

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	0810	CONCRETE A	0	0	0	0	140.00	SF	6.50	6.50	100	1980	1980	3	35	319	

LAND DESCRIPTION

TOTAL OB/XF 319

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	0	0007	RM	125.00	120.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/14/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS