OR 132/611 K/A SUB
LOT 5 OF LOT 8
YULEE FARMS SUB 1 PB 2/37

WILLIAMS ELLEN
85137 AIRPLANE LN
YULEE, FL 32097

2023

42-2N-27-4500-0008-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

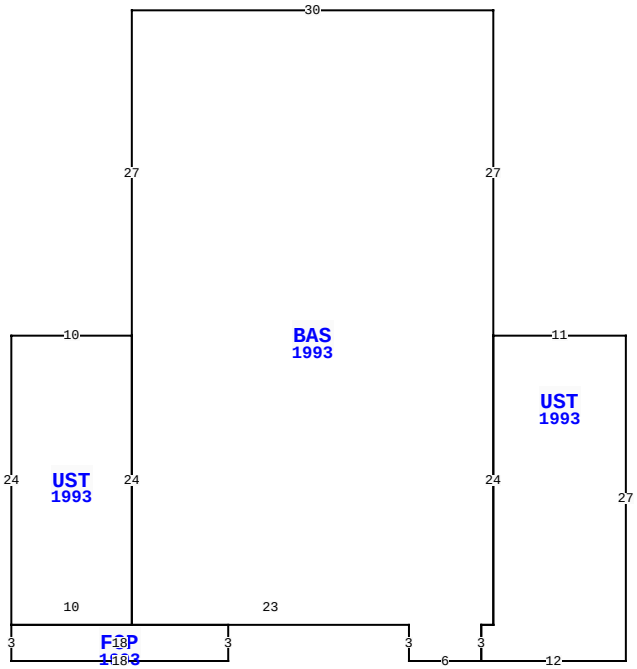
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100	1,548	120,534
FOP	54	30	16	1,246
UST	240	45	108	8,409
UST	300	45	135	10,512
TOTALS	2,142		1,807	140,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,807	105.0000	94.76	171,231	1960	1985	0	0	0	17.83	82.17

1 SINGLE FAM – 100% - 0 Heated Area: 1548 HX Base Yr



85137 AIRPLANE LN, YULEE

BLD DATE	02/01/2008	KWJW	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		140,701
TOTAL MARKET OB/XF VALUE		1,006
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		191,707
SOH/AGL Deduction		127,013
ASSESSED VALUE		64,694
TOTAL EXEMPTION VALUE	HX HB SL WX	64,694
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		191,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R9574	REPAIR/RRF	0	08/03/2006
4294	N/A	7,000	08/10/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0132/0611	10/07/1972	WD	U	I		7,500

GRANTOR: CLAXTON JAMES B & ANN

GRANTEE: WILLIAMS PERRY D &

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W11 BAS=[YR=1993] N27 W30 S27 UST=[YR=1993] W10 S24 FOP=[YR=1993] S3 E18 N3 W18$ E10 N24$ S24 E23 S3 E6 N3 E1 N24$ S24 W1 S3 E12 N27$.

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	100	12	3	36.00	SF	6.50	6.50	100	1960	1960	3	20	47	
2	0810	CONCRETE A	0	100	3	6	18.00	SF	6.50	6.50	100	1960	1960	3	20	23	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	19.50	19.50	100	1971	1971	3	20	312	
4	0940	SHEDS/PORT	0	100	10	16	160.00	SF	19.50	19.50	100	1987	1987	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 1,006

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		RM	100.00	200.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS