PT OF LOT 9
YULEE FARMS SUB 1 PB 2/37

DICKINSON HOMER/DICKINSON TERESA
85126 AIRPLANE LANE
YULEE, FL 32097

2023

42-2N-27-4500-0009-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	05	Quality Level 05

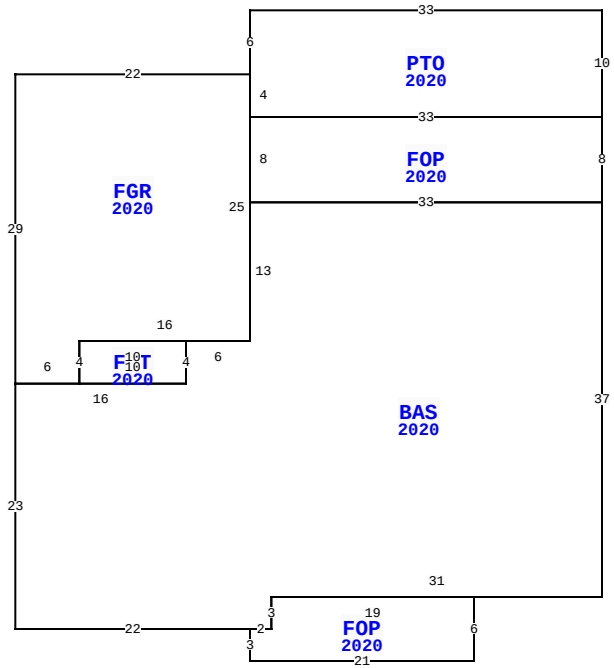
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,757	100	1,757	193,895
FGR	574	55	316	34,873
FOP	120	30	36	3,973
FOP	264	30	79	8,718
FST	40	55	22	2,428
PTO	330	5	16	1,766
TOTALS	3,085		2,226	245,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,226	122.8920	110.91	246,886	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1757 HX Base Yr 2020



85126 AIRPLANE LN, 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		262,909
TOTAL MARKET OB/XF VALUE		11,067
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		353,976
SOH/AGL Deduction		116,394
ASSESSED VALUE		237,582
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,582
TOTAL JUST VALUE		353,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013212	SWIM POOL	66,000	08/29/2022
20005860	CO ISSUED	0	07/07/2020
20001062	NEW CONSTR	255,418	02/11/2020
200406	DEMO EXISTING HOM	500	01/16/2020
19008159	24 X 35 STRG BL	17,000	07/31/2019
8063	REPAIR/RRF	400	05/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2309/1301	10/04/2019	QC	U	I	11	100
GRANTOR: DICKINSON BLAINE M &						
GRANTEE: DICKINSON HOMER & T						
1851/0255	4/12/2013	WD	Q	I	01	68,000
GRANTOR: BYRD GLORIA ANN ETAL						
GRANTEE: DICKINSON BLAINE M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] W33 S6 FGR=[YR=2020] W22 S29 BAS=[YR=2020] S23 E22 FOP=[YR=2020] S3 E21 N6 W19 S3 W2$ E2 N3 E31 N37 FOP=[YR=2020] N8 W33 S8 E33$ W33 S13 W6 FST=[YR=2020] W10 S4 E10 N4$ S4 W16$ E6 N4 E16 N25$ S4 E33 N10$.

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	0812	CONCRETE C	0	100	0	0	2,304.00	SF	4.00	4.00	100	2020	2020	3	99	9,124	
2	0810	CONCRETE A	0	100	0	0	302.00	SF	6.50	6.50	100	2020	2020	3	99	1,943	

LAND DESCRIPTION

TOTAL OB/XF 11,067

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	145.00	300.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 11/17/2020 BY NW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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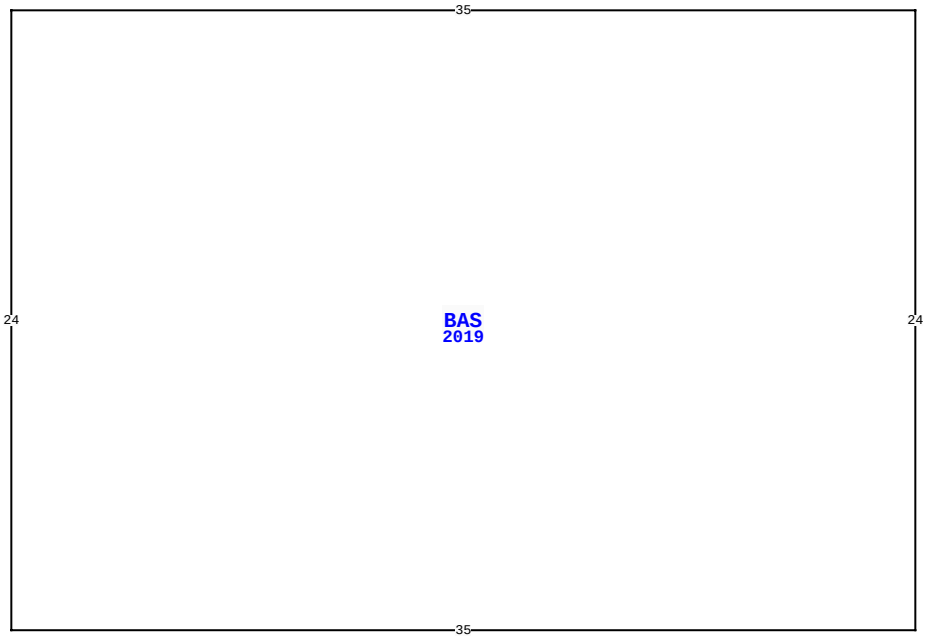
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	840	100	840	17,257
TOTALS	840		840	17,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	60.5000	21.18	17,791	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2020 Heated Area: 840 HX Base Yr 2020



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1851/0255	4/12/2013	WD	Q	I	01	68,000
GRANTOR: BYRD GLORIA ANN ETAL						
GRANTEE: DICKINSON BLAINE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W35 S24 E35 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/17/2020 BY NW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS