PT OF LOT 28
IN OR 1297/81
YULEE FARMS SUB 1 PB 2/37

ANDERS DERRICK ROY & BETH D
85246 AIRPLANE LANE
YULEE, FL 32097

2023

42-2N-27-4500-0028-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

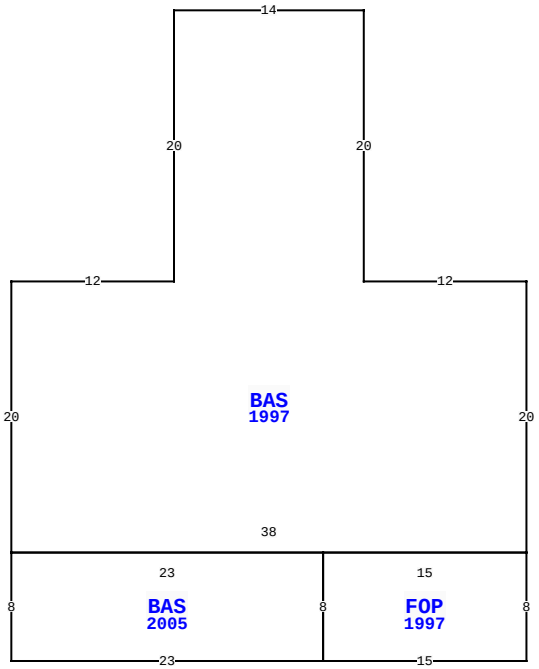
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	92,544
BAS	184	100	184	16,373
FOP	120	30	36	3,203
TOTALS	1,344		1,260	112,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,260	117.7280	106.25	133,875	1945	1985	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 2006 Heated Area: 1224 HX Base Yr 2006



85246 AIRPLANE LN, 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		112,120
TOTAL MARKET OB/XF VALUE		3,442
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		215,562
SOH/AGL Deduction		112,768
ASSESSED VALUE		102,794
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,794
TOTAL JUST VALUE		215,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008978	REPAIR/RRF	12,175	10/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/0081	2/22/2005	WD	Q	I		97,000
GRANTOR: CREWS JANA						
GRANTEE: ANDERS DERRICK ROY						
1154/0119	7/16/2003	WD	U	I	01	100
GRANTOR: CREWS JIMMY DEWAYNE						
GRANTEE: CREWS JANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W12 N20 W14 S20 W12 S20 BAS=[YR=2005] S8 E23
FOP=[YR=1997] E15 N8 W15 S8 $ N8 W23$ E38 N20 $.

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	10	30	300.00	SF	6.50	6.50	100	1988	1988	3	57	1,112	
2	0350	CARPORT WD	0	100	28	32	896.00	SF	13.00	13.00	100	1960	1960	3	20	2,330	

LAND DESCRIPTION

TOTAL OB/XF 3,442

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	80,000.00	80,000.00	100,000							

REVIEW DATE 03/24/2021 BY NWX Total Acres: 1.25 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS