

PT OF LOT 30
IN OR 2023/1227
ESMT IN OR 670/236

MARSH RUSSELL A & AMY D
85158 AIRPLANE LN
YULEE, FL 32097

2023

42-2N-27-4500-0030-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
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NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	1,838	147,042
FOP	804	30	241	19,280
FSP	456	40	182	14,560
FSP	216	40	86	6,880

TOTALS	3,314		2,347	187,762
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	15	16	240.00	SF	6.50	6.50	
2	0681	POLE SHED	0	100	22	33	726.00	SF	15.00	15.00	
3	0681	POLE SHED	0	100	19	33	627.00	SF	15.00	15.00	
4	0510	GARAGE WD-	0	100	24	33	792.00	SF	23.45	23.45	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.42	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,347	111.5000	100.63	236,179	1917	1981	0	0	20.50	79.50
1 SINGLE FAM - 100% - 2017 Heated Area: 1838 HX Base Yr 2017											

85158 AIRPLANE LN, YULEE				BLD DATE		01/22/2015		KK		LGL DATE		
				XF DATE						LAND DATE		
				INC DATE						AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
240.00	SF	6.50	6.50	100	1980	1980	3	35	546			
726.00	SF	15.00	15.00	100	1980	1980	3	20	2,178			
627.00	SF	15.00	15.00	100	1980	1980	3	20	1,881			
792.00	SF	23.45	23.45	100	1980	1980	3	20	3,714			

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		187,762	
TOTAL MARKET OB/XF VALUE		8,319	
TOTAL LAND VALUE - MARKET		113,600	
TOTAL MARKET VALUE		309,681	
SOH/AGL Deduction		117,072	
ASSESSED VALUE		192,609	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		142,609	
TOTAL JUST VALUE		309,681	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,522	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2023/1227	1/11/2016	WD	Q	I	01	165,000	
GRANTOR: *CONFIDENTIAL*							
GRANTEE: MARSH RUSSELL A & A							
2023/1224	1/05/2016	QC	U	I	11	100	
GRANTOR: *CONFIDENTIAL*							
GRANTEE: *CONFIDENTIAL*							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W26 S14 W17 FSP=[YR=1993] N19 FSP=[YR=2005] N9 W24 S9 E24\$ W24 S19 E24\$ W24 S22 FOP=[YR=1993] S12 E67 N12 W67 \$ E67 N36\$.											