BLOCK 2 LOT 3
YULEE WOODS #2 PB 5/83 & 84

ZEIGER GARY L & TONYA K
5345 JULINGTON RIDGE CT
JACKSONVILLE, FL 32258

2023

42-2N-27-4612-0002-0030

BUILDING CHARACTERISTICS

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	06	Quality Level 06

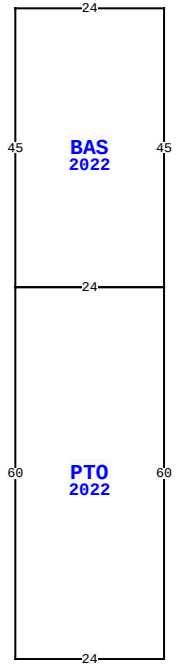
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	22,806
PTO	1,440	5	72	1,521
TOTALS	2,520		1,152	24,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,152	60.9500	21.33	24,572	2022	2022	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 0 Heated Area: 1080 HX Base Yr



85318 THERESA RD, 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	24,326
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	104,326
SOH/AGL Deduction	14,000
ASSESSED VALUE	90,326
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,326
TOTAL JUST VALUE	104,326
NCON VALUE	24,326
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002590	GARAGE	66,107	02/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/0763	10/22/2021	WD	Q	V	01	75,000
GRANTOR: SCHRIEWER VOLKER & IR						
GRANTEE: ZEIGER GARY L & TON						
1501/0751	5/25/2007	WD	U	V	23	32,000
GRANTOR: SUMPTER DAVID R & SUS						
GRANTEE: SCHRIEWER VOLKER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S45 PTO=[YR=2022] S60 E24 N60 W24$ E24 N45$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/14/2022 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS