

BLOCK 7 LOT 9
IN OR 1952/1211
YULEE WOODS #2 PB 5/83 & 84

BODDIE RICHARD D
85594 KIRKLAND RD
YULEE, FL 32097

2023

42-2N-27-4612-0007-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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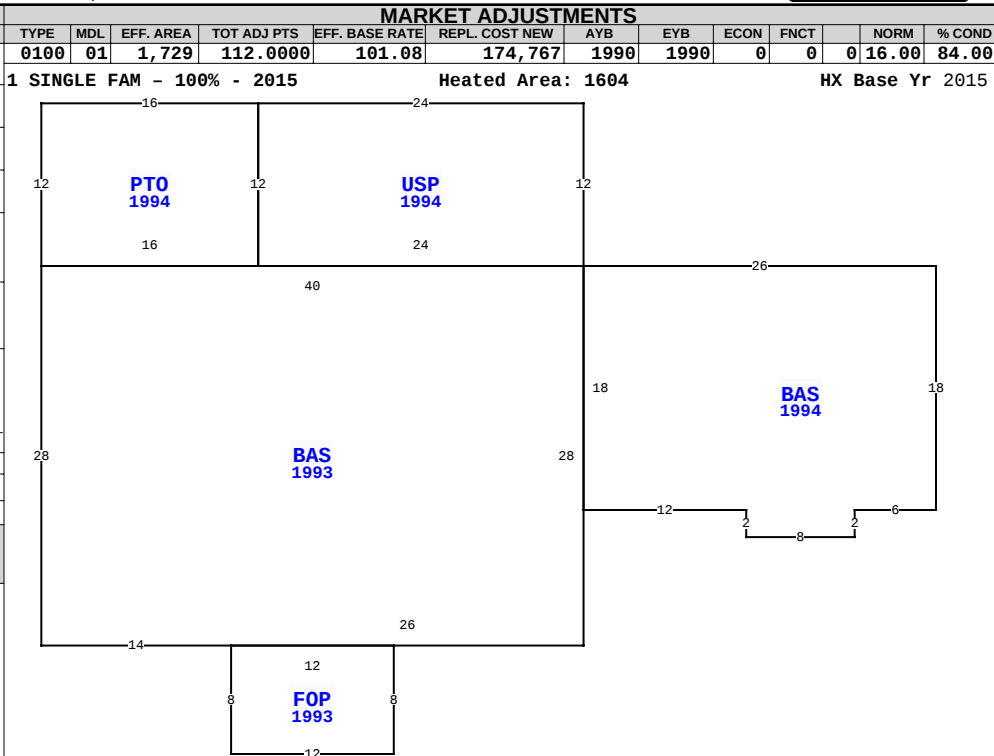
NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	95,096
BAS	484	100	484	41,095
FOP	96	30	29	2,462
PTO	192	5	10	849
USP	288	30	86	7,302

TOTALS	2,180		1,729	146,804
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0350	CARPORT WD	0 100	20	20	400.00	SF	13.00	13.00	100	1990
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993
3	0810	CONCRETE A	0 100	0	0	304.00	SF	6.50	6.50	100	1993
4	0812	CONCRETE C	0 100	0	0	4,314.00	SF	4.00	4.00	100	2001

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
19,194											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		146,804	
TOTAL MARKET OB/XF VALUE		19,194	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		245,998	
SOH/AGL Deduction		110,623	
ASSESSED VALUE		135,375	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		85,375	
TOTAL JUST VALUE		245,998	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,732	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-8606	ADDITION	17,780	01/11/1993
6847	XFOB	2,240	11/14/1990
6424	NEW CONSTR	41,156	04/23/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1952/1211	6/24/2014	WD	Q	I	02
					SALE PRICE
					152,000
GRANTOR: MELLO ROBERT J					
GRANTEE: BODDIE RICHARD D					
1352/1067	9/26/2005	WD	Q	I	
					197,000
GRANTOR: BROWN LARRY & LORI C					
GRANTEE: MELLO ROBERT J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W26 USP=[YR=1994] N12 W24 PTO=[YR=1994] W16 S12 BAS=[YR=1993] S28 E14 FOP=[YR=1993] S8 E12 N8 W12\$ E26 N28W40\$ E16 N12\$ S12 E24\$ S18 E12 S2 E8 N2 E6 N18\$.											