BLOCK 3 LOT 16
YULEE WOODS #3 PB 5/239

VANZANT JOSEPH R
85201 RENIA STREET
YULEE, FL 32097

2023

42-2N-27-4613-0003-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	04	Quality Level 04

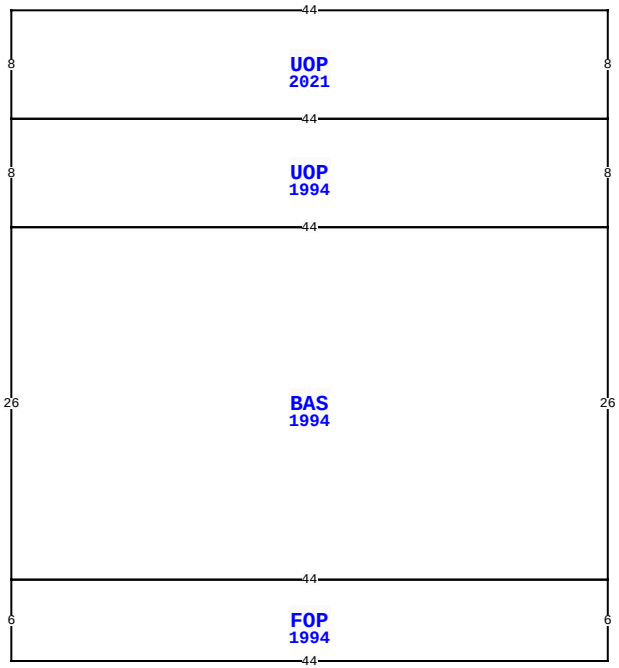
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	115,398
FOP	264	30	79	7,969
UOP	352	20	70	7,061
UOP	352	20	70	7,061
TOTALS	2,112		1,363	137,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,363	125.5800	113.34	154,482	1994	1999	0	0	0	11.00	89.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1144 HX Base Yr 2023



85201 RENIA ST, YULEE

BLD DATE	03/28/2007 JM	LGL DATE	
XF DATE	03/28/2007 JM	LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		145,346
TOTAL MARKET OB/XF VALUE		14,330
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		239,676
SOH/AGL Deduction		87,506
ASSESSED VALUE		152,170
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,170
TOTAL JUST VALUE		239,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00831	NEW CONSTR	53,870	03/01/1994
94-00815	GARAGE	10,608	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2440/0067	3/05/2021	WD	Q	I	01	250,000
GRANTOR: WHEELER SONYA M & DOU						
GRANTEE: VANZANT JOSEPH R						
1933/1096	7/25/2014	QC	U	I	11	80,000
GRANTOR: WHEELER SONYA M						
GRANTEE: WHEELER SONYA M & D						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W44 S8 BAS=[YR=1994] S26 FOP=[YR=1994] S6 E44 N6 W44$ E44 N26 W44$ E44 N8$UOP=[YR=2021] N8 W44 S8 E44$.

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	1242	WD DECK A	0	100	0	0	390.00	SF	10.00	10.00	100	2018	2018	3	86	3,354	
2	0681	POLE SHED	0	100	30	20	600.00	SF	10.05	10.05	100	2017	2017	3	87	5,246	
5	0810	CONCRETE A	0	100	0	0	296.00	SF	6.50	6.50	100	1994	1994	3	70	1,347	
6	0940	SHEDS/PORT	0	100	13	15	195.00	SF	30.00	30.00	100	1994	1994	3	20	1,170	
7	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50	100	2004	2004	3	86	201	
8	0810	CONCRETE A	0	100	0	0	468.00	SF	6.50	6.50	100	2019	2019	3	99	3,012	

LAND DESCRIPTION

TOTAL OB/XF 14,330

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/31/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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2023

42-2N-27-4613-0003-0160

BUILDING CHARACTERISTICS

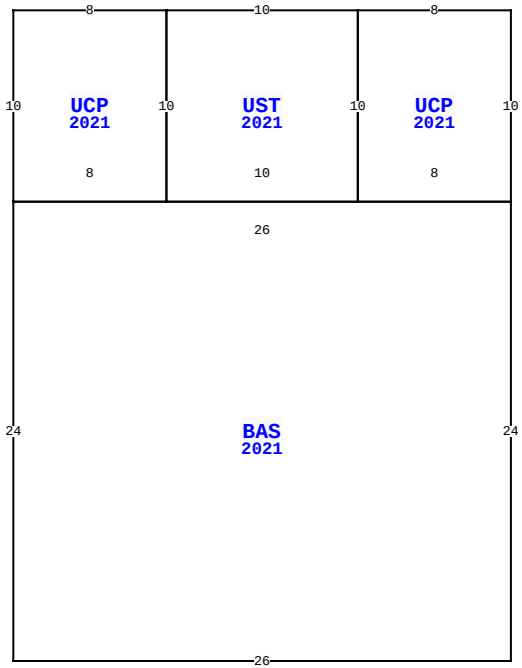
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	624	100	624	6,994
UCP	80	20	16	180
UCP	80	20	16	180
UST	100	45	45	505
TOTALS	884		701	7,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	701	50.8200	17.79	12,471	1994	1999	0	0	0	37.00	63.00

2 GARAGE RES – 100% - 2023 Heated Area: 624 HX Base Yr 2023



85201 RENIA ST, YULEE

BLD DATE	03/28/2007	JM	LGL DATE
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NASSAU COUNTY PROPERTY

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GRANTEE: WHEELER SONYA M & D						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2021] W8 UST=[YR=2021] W10 UCP=[YR=2021] W8 S10 BAS=[YR=2021] S24 E26 N24 W26$ E8 N10$ S10 E10 N10$ S10 E8 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

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

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