BLOCK 4 LOT 15
IN OR 1797/1995
YULEE WOODS # 3 PB 5/239

JONES CHESTER B & LISA D
85267 MEGAN STREET
YULEE, FL 32097

2023

42-2N-27-4613-0004-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

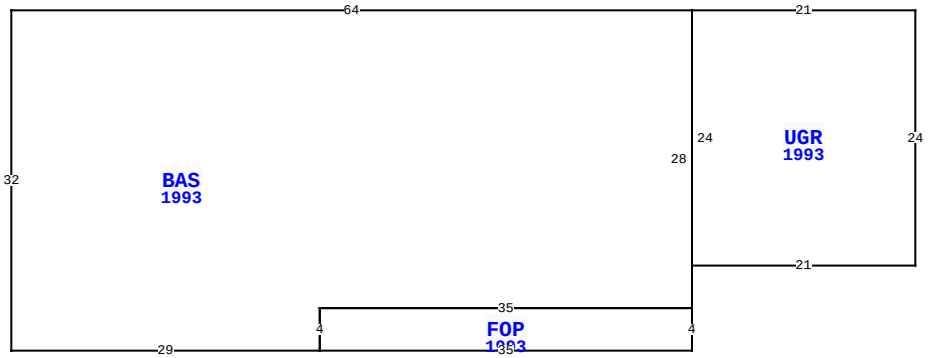
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	1,908	155,928
FOP	140	30	42	3,432
UGR	504	45	227	18,551
TOTALS	2,552		2,177	177,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,177	107.8000	97.29	211,800	1990	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1908 HX Base Yr 2021



85267 MEGAN ST, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,912
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		257,912
SOH/AGL Deduction		72,587
ASSESSED VALUE		185,325
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,325
TOTAL JUST VALUE		257,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6831	REMODEL	5,400	11/06/1990
5751	NEW CONSTR	78,032	05/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1797/1995	6/13/2012	WD	Q	I	02	135,000
GRANTOR: LEE GARY W						
GRANTEE: JONES CHESTER B & L						
1265/0985	10/13/2004	QC	U	I	01	100
GRANTOR: LEE SHARON K						
GRANTEE: LEE GARY W						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W21 BAS=[YR=1993] W64 S32 E29 FOP=[YR=1993] E35 N4 W35 S4$ N4 E35 N28$ S24 E21 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 08/29/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS