

LOT 6
IN OR 1762/682
CUNO CREEK SUB OF TRACT A

THE UNIVERSITY OF FLORIDA FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

2023

43-2N-27-4605-0006-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4											
Exterior Wall	25	MOD METAL 100	6500	01	1,195	72.4500	25.36	30,305	2005	2005	0	0	0	24.00	76.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 GARAGE RES - 0% - 0													Heated Area: 1136 HX Base Yr										
Roof Cover	12	MODULAR MT 100																								
Interior Wall	01	MINIMUM 100																								
Interior Floop	03	CONC FINSH 100																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	0	100																								
Bathrooms	0	100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units	0	100																								
BUD8 Adjustme	04	DIST 01 100																								
Occupancy	00	NONE 100																								
Quality			04	Quality Level 04																						
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	1,136	100	1,136	21,895																						
FST	64	55	35	675																						
UOP	120	20	24	463																						
TOTALS			1,320	1,195	23,032																					
EXTRA FEATURES															85001 LINDA RD, YULEE											
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									
4	0424	CL FNC 6'	0	0	0	0	358.00	LF	23.00	23.00	100	2005	2005	3	69	5,681										
5	0464	FNC GT 10'	0	0	0	0	1.00	UT	402.50	402.50	100	2005	2005	3	69	278										
6	1126	CB/STC 8"	0	0	0	0	120.00	SF	9.60	9.60	100	2005	2005	3	87	1,002										
7	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000										
8	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000										
9	0810	CONCRETE A	0	0	18	18	324.00	SF	6.50	6.50	100	2007	2007	3	89	1,874										
10	0810	CONCRETE A	0	0	72	3	216.00	SF	6.50	6.50	100	2007	2007	3	89	1,250										
11	1123	CB 8"	0	0	0	0	182.00	SF	6.15	6.15	100	2007	2007	3	89	996										
12	0810	CONCRETE A	0	0	0	0	368.00	SF	6.50	6.50	100	2007	2007	3	89	2,129										
13	0811	CONCRETE B	0	0	0	0	698.00	SF	5.20	5.20	100	2007	2007	3	89	3,230										
LAND DESCRIPTION															TOTAL OB/XF 28,440											
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	0		OR	0.00	0.00	2.16	AC		1.00	1.00	1.00	100,000.00	100,000.00	216,000									
REVIEW DATE 07/13/2017 BY SBX Total Acres: 2.16 Total Land Value: 216,000 Market: 0 Agricultural: 0 Common: 216,000 PRINTED 08/02/2023 BY SYS																										

LOT 6
IN OR 1762/682
CUNO CREEK SUB OF TRACT A

THE UNIVERSITY OF FLORIDA FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

2023

43-2N-27-4605-0006-0000



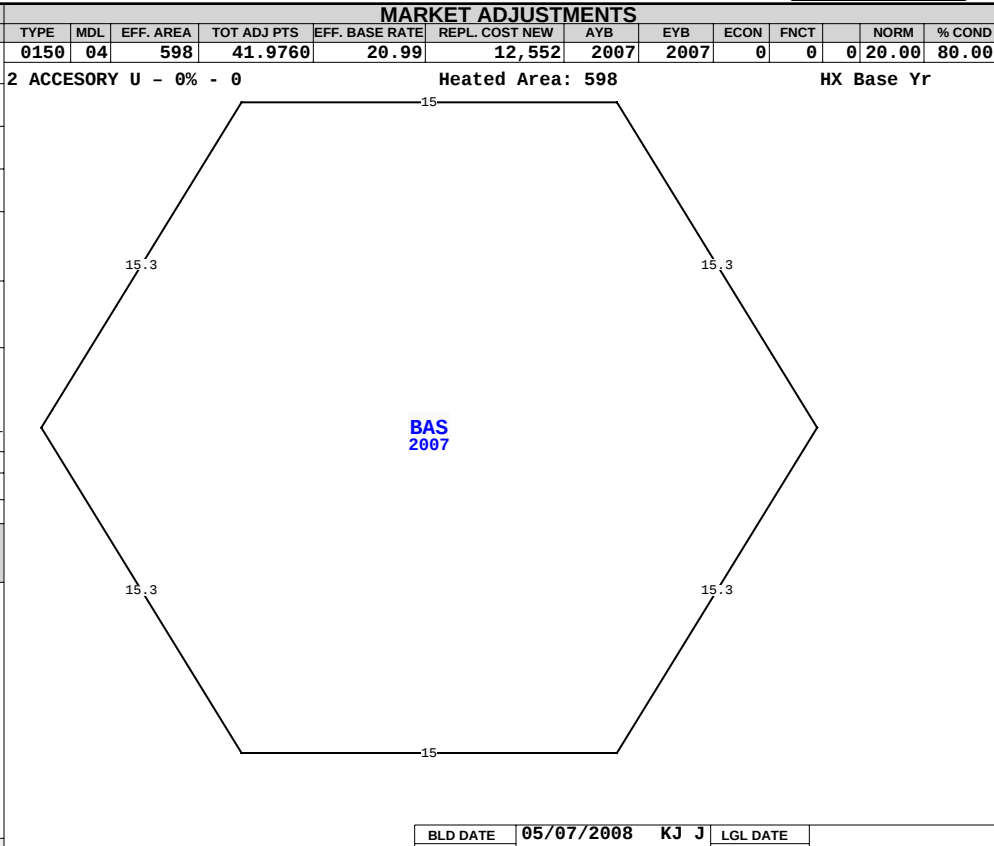
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	598	100	598	10,042
TOTALS	598		598	10,042

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
14	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T



85001 LINDA RD, YULEE	BLD DATE 05/07/2008	KJ J	LGL DATE	LAND DATE	AG DATE
	XF DATE				
	INC DATE				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		33,074	
TOTAL MARKET OB/XF VALUE		31,660	
TOTAL LAND VALUE - MARKET		216,000	
TOTAL MARKET VALUE		280,734	
SOH/AGL Deduction		124,045	
ASSESSED VALUE		156,689	
TOTAL EXEMPTION VALUE		08	156,689
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		280,734	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		266,612	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15928	NEW CONSTR	79,200	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1762/0682	8/25/2011	WD U	I	I	11	100
GRANTOR: SCHUTT PAUL & ELLA B						
GRANTEE: THE UNIVERSITY OF F						
1293/1397	2/07/2005	WD U	I	I	11	144,000
GRANTOR: SHANNON BETTY A & LAU						
GRANTEE: SCHUTT PAUL & ELLA						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2007] W15 L8 D13 D13 R8 E15 U13 R8 U13 L8 \$.											