

SUAREZ JUAN & ENNY
85338 PHILLIPS RD
YULEE, FL 32097

2023

43-21-27-4022-0009-0300

BUILDING CHARACTERISTICS																								
ELEMENT	CD	CONSTRUCTION																						
Exterior Wall	31	HARDIE BRD 100																						
Roof Structur	03	GABLE/HIP 100																						
Roof Cover	03	COMP SHNGL 100																						
Interior Wall	05	DRYWALL 100																						
Interior Floo	13	LVT/LAMNT 100																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms		4 100																						
Bathrooms		3 100																						
Frame	02	WOOD FRAME 100																						
Stories	1.	1. 100																						
Units		0 100																						
Occupancy	00	NONE 100																						
Quality	05	Quality Level 05																						
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	1,800	100	1,800	205,506																				
FOP	60	30	18	2,055																				
PTO	300	5	15	1,713																				
TOTALS 2,160 1,833 209,274																								
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									
1	0511	GARAGE CB-	0 100	28 40	1,120.00	SF	40.00	40.00	100	1997	1997	3	75	33,600										
2	0937	WELL	0 100	0 0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000										
LAND DESCRIPTION										TOTAL OB/XF						39,600								
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	000102	C	SFR/MH	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 12/20/2022 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																								

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,833	126.5000	114.17	209,274	2022	2022	0	0	0.00	100.00	
2 SINGLE FAM - 100% - 2023			Heated Area: 1800			HX Base Yr 2023						
The diagram illustrates the building's footprint and associated market adjustments. It features a large central rectangle representing the main building area with overall dimensions of 27 units by 30 units. Within this area, there are several smaller rectangular sections labeled with their respective codes and years: a blue-shaded section labeled "PTO 2022" measuring 12 units by 12 units; another blue-shaded section labeled "BAS 2022" located towards the bottom center; and a third blue-shaded section labeled "FOP 2022" measuring 10 units by 6 units. Various other dimension lines are present around the perimeter and between internal sections, such as 25, 33, 35, 10, 6, 12, and 25.												

NASSAU COUNTY PROPERTY													PAGE 1 of 1	4
VALUATION SUMMARY														
VALUATION BY						STANDARD								
Tax Group: 4						Tax Dist:								
BUILDING MARKET VALUE						209,274								
TOTAL MARKET OB/XF VALUE						39,600								
TOTAL LAND VALUE - MARKET						80,000								
TOTAL MARKET VALUE						328,874								
SOH/AGL Deduction						0								
ASSESSED VALUE						328,874								
TOTAL EXEMPTION VALUE						50,000								
BASE TAXABLE VALUE						278,874								
TOTAL JUST VALUE						328,874								
NCON VALUE						209,274								
INCOME VALUE														
PREVIOUS YEAR MKT VALUE						85,549								
PERMIT NUM				DESCRIPTION				AMT		ISSUED				
22010630				C0 ISSUED				0		07/13/2022				
21002306				NEW CONSTR				224,088		02/26/2021				
20009247				DEMOLITION				2,000		10/02/2020				
973672				NEW CONSTR				0		05/01/1997				
973858				GARAGE				19,040		04/01/1997				
SALES DATA														
OFF RECORD Number		DATE		TYPE INST	Q U	I	V I	RSN CD	SALE PRICE					
2394/1132		9/17/2020		SW	U		I	12	85,000					
GRANTOR: MANUFACTURED HOUSING														
GRANTEE: SUAREZ JUAN & ENNY														
2328/1013		12/19/2019		CT	U		I	18	74,300					
GRANTOR: CLERK OF COURT														
GRANTEE: MANUFACTURED HOUSIN														
BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2022] W33 PTO=[YR=2022] N12 W25 S12 E25\$ W27 S30 E25 FOP=[YR=2022] S6 E10 N6 W10\$ E35 N30\$.														