BLOCK 6 LOT 4
IN OR 848/637
WILSON NECK LANDING PB 4/71

KATO JOHN H & ANNA G
85216 DELEENE ROAD
YULEE, FL 32097

2023

43-2N-27-4647-0006-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

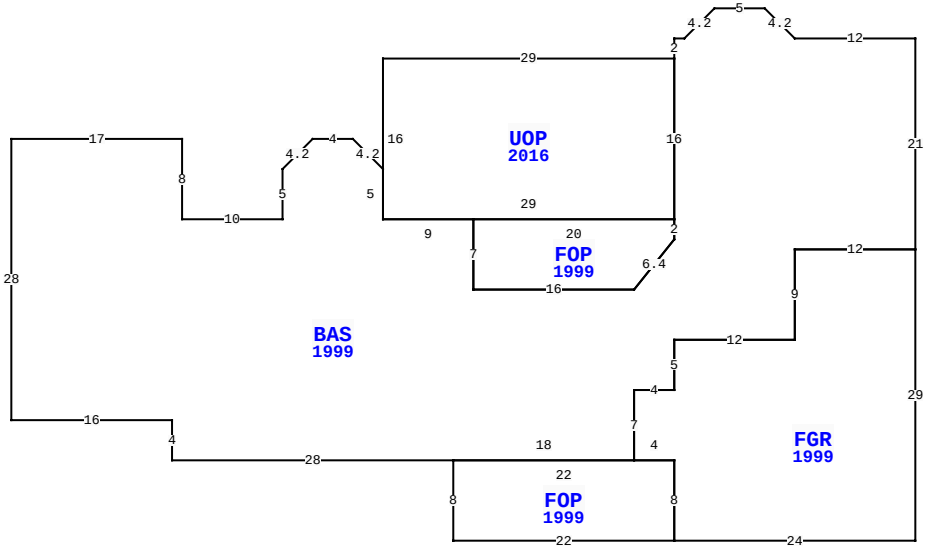
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,205	100	2,205	211,079
FGR	616	55	339	32,451
FOP	130	30	39	3,733
FOP	176	30	53	5,074
UOP	464	20	93	8,903
TOTALS	3,591		2,729	261,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,729	115.9200	104.62	285,508	1999	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2000 Heated Area: 2205 HX Base Yr 2000



85216 DELEENE RD, 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		261,240
TOTAL MARKET OB/XF VALUE		5,286
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		346,526
SOH/AGL Deduction		181,509
ASSESSED VALUE		165,017
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,017
TOTAL JUST VALUE		346,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007348	REPAIR/RRF	19,300	09/02/2020
17007061	CARPORT	21,648	08/07/2017
B9905910	ADDITION	79,134	03/01/1999
B985527	NEW CONSTR	30,240	11/01/1998
7810	MH MOVE-ON	0	05/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0848/0637	9/11/1998	WD	Q	I		31,000
GRANTOR: EZELL BEATRICE C						
GRANTEE: KATO JOHN H & ANNA						
0568/0127	4/19/1989	WD	Q	V		14,300
GRANTOR: TOWNE WILLIAM H						
GRANTEE: EZELL GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 U3 L3 W5 D3 L3 W1 S2 UOP=[YR=2016] W29 S16 E29 N16$ S16 FOP=[YR=1999] W20 S7 E16 R4 U5 N2$ S2 D5 L4 W16 N7 W9 N5 U3 L3 W4 D3 L3 S5 W10 N8 W17 S28 E16 S4 E28 FOP=[YR=1999] S8 E22 FGR=[YR=1999] E24 N29 W12 S9 W12 S5 W4 S7 E4S8$ N8 W22$ E18 N7 E4 N5 E12 N9 E12 N21$.

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	0940	SHEDS/PORT	0	100	24	14	336.00	SF	30.00	30.00	100	1999	1999	3	20	2,016	
2	0812	CONCRETE C	0	100	0	0	929.00	SF	4.00	4.00	100	2006	2006	3	88	3,270	

LAND DESCRIPTION

TOTAL OB/XF 5,286

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 01/04/2021 BY NWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS