BLOCK 1 LOT 13
IN OR 430 PG 323
WILSON NECK LANDING 2 PB 4/72

WILLIAMS WALTER R & GLADYS J
85128 SARA ROAD
YULEE, FL 32097-9450

2023

43-2N-27-4648-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

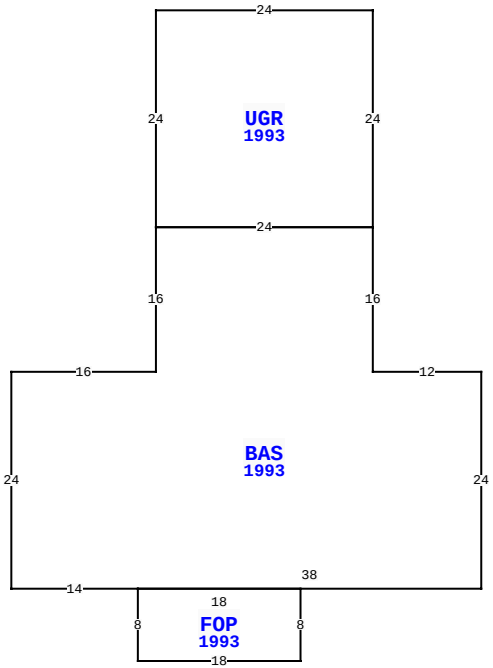
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1,632	104,682
FOP	144	30	43	2,758
UGR	576	45	259	16,613
TOTALS	2,352		1,934	124,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,934	96.0400	86.68	167,639	1985	1985	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 0 Heated Area: 1632 HX Base Yr



85128 SARA RD, YULEE

BLD DATE	10/24/2019	KKA	LGL DATE		
XF DATE	10/24/2019	KKA	LAND DATE	10/24/2019	KKA
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		124,053
TOTAL MARKET OB/XF VALUE		16,668
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		220,721
SOH/AGL Deduction		110,895
ASSESSED VALUE		109,826
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		59,826
TOTAL JUST VALUE		220,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3108	GARAGE	9,500	12/04/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0430/0323	8/01/1984	WD	U	V		6,900
GRANTOR:						
GRANTEE:						
0354/0544	2/01/1982	CD	Q	V		6,850
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N16 UGR=[YR=1993] N24 W24 S24 E24 $ W24 S16 W16 S24 E14 FOP=[YR=1993] S8 E18 N8 W18 $ E38 N24 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
2	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	100	2014	2014	3	78	8,424	
3	0810	CONCRETE A	0	100	21	20	420.00	SF	6.50	6.50	100	1986	1986	3	52	1,420	
4	0680	POLE SHED	0	100	21	20	420.00	SF	10.00	10.00	100	2014	2014	3	78	3,276	
5	0351	CARPORT MT	0	100	14	12	168.00	SF	10.00	10.00	100	2017	2017	3	82	1,378	

LAND DESCRIPTION

TOTAL OB/XF 16,668

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 10/24/2019 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS