BLOCK 4 LOT 9 & SW 27.5 FT
OF LOT 10 IN OR 1923/294
WILSON NECK LANDING 2 PB 4/72

RICKS CHRISTOPHER
85394 FAYE RD
YULEE, FL 32097

2023

43-2N-27-4648-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

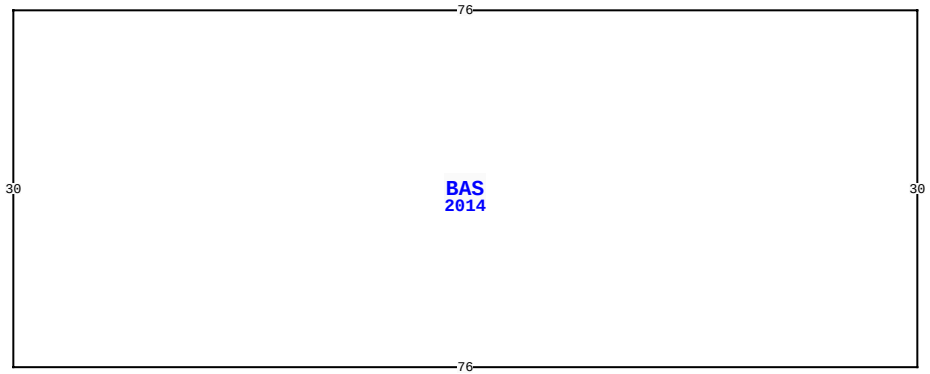
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
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	2,280	100	2,280	171,330
TOTALS	2,280		2,280	171,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0220	02	2,280	119.8000	77.87	177,544	2014	2014	0	0	0	3.50	96.50

2 MOD FRAME – 100% - 2015 Heated Area: 2280 HX Base Yr 2015



85394 FAYE 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		171,330
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		251,330
SOH/AGL Deduction		119,323
ASSESSED VALUE		132,007
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,007
TOTAL JUST VALUE		251,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429061	CO ISSUED	0	09/08/2014
B1429061	MODULAR	0	07/01/2014
95-01868	XFOB	1,440	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1923/0294	6/13/2014	WD	Q	I	01	32,500
GRANTOR: ALBERT JOHN R & SANDR						
GRANTEE: RICKS CHRISTOPHER						
1820/1530	10/18/2012	WD	U	I	37	10,000
GRANTOR: BEVILL IDA JEAN						
GRANTEE: ALBERT JOHN R & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W76 S30 E76 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 11/13/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS