TRACT 11
IN OR 2398/1078
WILSON NECK ROAD UNIT 2 UNR

FERTOUK ORIT TOVA G/KOREN RAFAEL H
80 HAMEYASDIM ST, PO BOX 821
KARKUR, 37108

2023

43-2N-27-4652-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

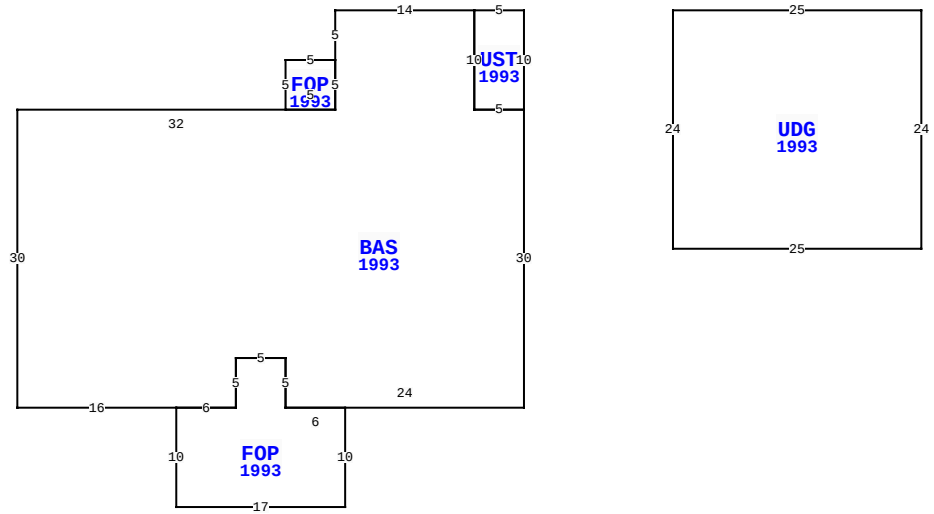
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	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	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	1,645	100	1,645	141,337
FOP	25	30	8	688
FOP	195	30	58	4,983
UDG	600	55	330	28,353
UST	50	45	22	1,890
TOTALS	2,515		2,063	177,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,063	115.0422	103.83	214,201	1982	1982	0	0	0	17.25	82.75

1 SINGLE FAM – 0% - 0 Heated Area: 1645 HX Base Yr



85017 BEACON PT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	177,251
TOTAL MARKET OB/XF VALUE	4,375
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	261,626
SOH/AGL Deduction	69,681
ASSESSED VALUE	191,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,945
TOTAL JUST VALUE	261,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/1078	9/25/2020	WD	Q	I	01	184,800
GRANTOR: EVERETTS MACIE & CODY						
GRANTEE: FERTOUK ORIT TOVA G						
2237/1998	10/30/2018	WD	Q	I	01	161,000
GRANTOR: DOWLING ACIE C JR & S						
GRANTEE: EVERETTS MACIE & CO						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W5 BAS=[YR=1993] W14 S5 FOP=[YR=1993] W5 S5 E5 N5$ S5 W32 S30E16FOP=[YR=1993] S10 E17 N10 W6 N5 W5S5 W6$ E6 N5 E5 S5 E24 N30 W5 N10$ S10 E5 N10$ PTR= E15 UDG=[YR=1993] E25 S24 W25 N24$ W15$.

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	0811	CONCRETE B	0	0	0	0	1,357.00	SF	5.20	5.20	100	1990	1990	3	62	4,375	

LAND DESCRIPTION

TOTAL OB/XF 4,375

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/02/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS