IN OR 286/679 & OR 411/336
PARCELS 2-2 & 2-5
ESMTS OR 343/291 & OR 293/481

LEARY MICHAEL J
97073 DANIEL LANE
YULEE, FL 32097

2023

43-3N-28-0000-0002-0020

BUILDING CHARACTERISTICS

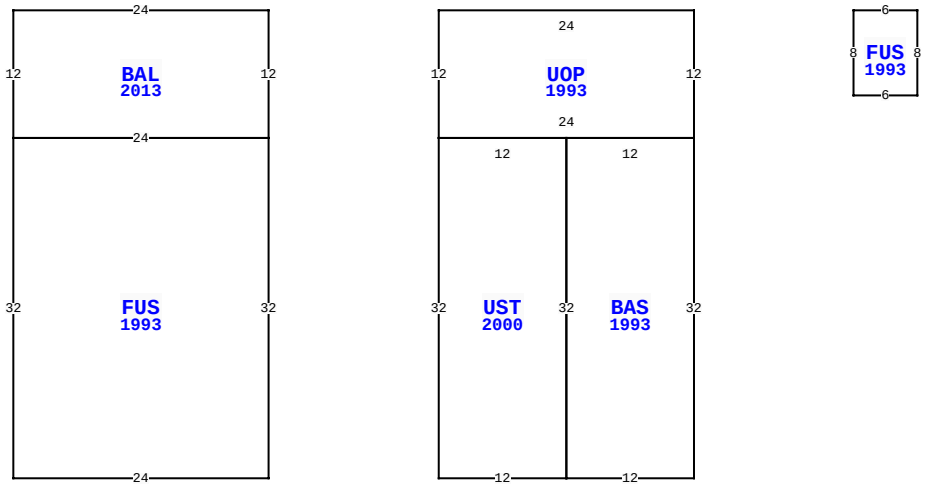
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	288	15	43	2,707
BAS	384	100	384	24,178
FUS	48	100	48	3,023
FUS	768	100	768	48,357
UOP	288	20	58	3,652
UST	384	45	173	10,893
TOTALS	2,160		1,474	92,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,474	96.9000	87.45	128,901	1986	1986	0	10	0	18.00	72.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1200 HX Base Yr



97073 DANIEL LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,007
TOTAL MARKET OB/XF VALUE		3,852
TOTAL LAND VALUE - MARKET		496,000
TOTAL MARKET VALUE		598,859
SOH/AGL Deduction		18,888
ASSESSED VALUE		579,971
TOTAL EXEMPTION VALUE	13	579,971
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		598,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112582	STRG SHED	35,896	09/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/0630	11/30/2006	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: LEARY MICHAEL J						
0286/0679	3/01/1979	WD	U	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W24 S12 UST=[YR=2000] S32 E12 BAS=[YR=1993] E12 N32 W12 S32$ N32 W12$ E24 N12$ PTR= W40 BAL=[YR=2013] W24 S12 FUS=[YR=1993] S32 E24 N32 W24$ E24 N12$ E40 PTR= E15 FUS=[YR=1993] E6 S8 W6 N8$ 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
2	0300	BOAT DCK W	0	100	0	0	286.00	SF	20.00	20.00	100	1982	1982	3	20	1,144	
3	0300	BOAT DCK W	0	100	0	0	272.00	SF	20.00	20.00	100	1982	1982	3	20	1,088	
4	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	1982	1982	3	20	1,040	
5	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1982	1982	3	20	180	
7	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1982	1982	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 3,852

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	000132	C	SFR RIVER	100	0008	RS-1	155.00	438.00	155.00	FF		1.00	1.00	1.00	3,200.00	3,200.00	496,000							

REVIEW DATE 01/04/2023 BY DJ Total Acres: 0.00 Total Land Value: 496,000 Market: 0 Agricultural: 0 Common: 496,000 PRINTED 08/02/2023 BY SYS

IN OR 286/679 & OR 411/336
PARCELS 2-2 & 2-5
ESMTS OR 343/291 & OR 293/481

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97073 DANIEL LANE
YULEE, FL 32097

2023

43-3N-28-0000-0002-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

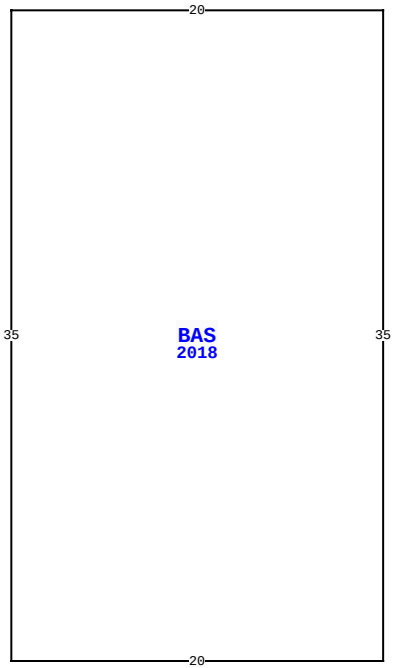
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	700	6,199
TOTALS	700		700	6,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6500	01	700	55.0000	19.25	13,475	2018	2018	0	0	50	4.00	46.00

2 GARAGE RES – 100% - 2022 Heated Area: 700 HX Base Yr



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NASSAU COUNTY PROPERTY

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INCOME VALUE		
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0286/0679	3/01/1979	WD	U	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 S35 E20 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/04/2023 BY DJ Total Acres: 0.00 Total Land Value: 496,000 Market: 0 Agricultural: 0 Common: 496,000 PRINTED 08/02/2023 BY SYS