IN OR 412 PG 542

**BROGDON JAMES ARLIE & JAN L**
97107 DANIEL LANE
YULEE, FL 32097

**2023**

**43-3N-28-0000-0002-0060**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 06 | Quality Level 06 |

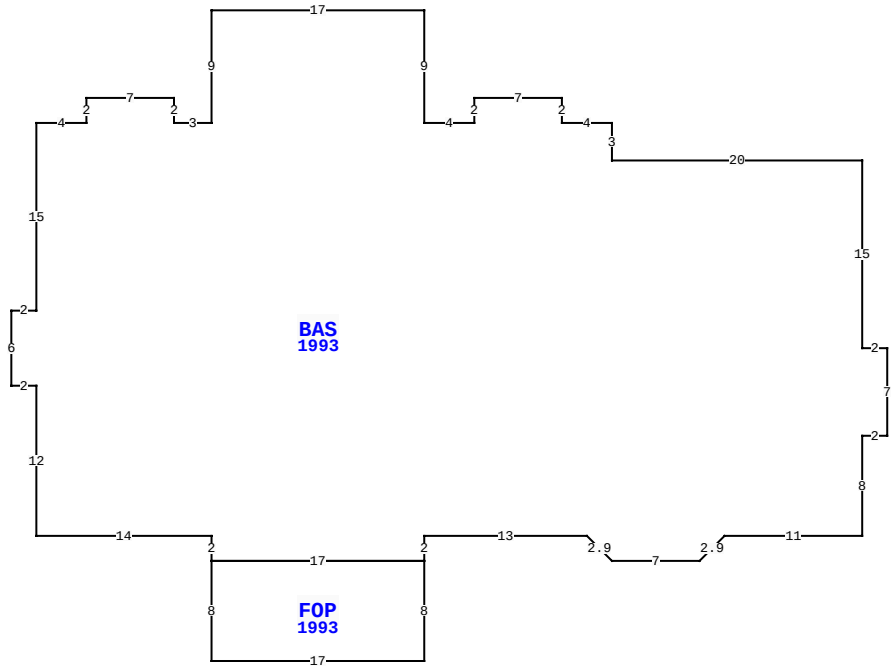
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4031.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,377 | 100 | 2,377 | 226,444 |
| FOP | 136 | 30 | 41 | 3,906 |
| TOTALS | 2,513 | | 2,418 | 230,349 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,418 | 125.6605 | 113.41 | 274,225 | 1990 | 1990 | 0 | 0 | 0 | 16.00 | 84.00 |

1 SINGLE FAM – 100% - 0 Heated Area: 2377 HX Base Yr




97107 DANIEL LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 230,349 |
| TOTAL MARKET OB/XF VALUE | | 19,584 |
| TOTAL LAND VALUE - MARKET | | 496,000 |
| TOTAL MARKET VALUE | | 745,933 |
| SOH/AGL Deduction | | 517,837 |
| ASSESSED VALUE | | 228,096 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 178,096 |
| TOTAL JUST VALUE | | 745,933 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 707,608 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6529 | NEW CONSTR | 76,711 | 06/14/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0412/0542 | 2/01/1984 | WD | Q | V | | 37,000 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W2 N15 W20 N3 W4 N2 W7 S2 W4 N9 W17 S9 W3 N2 W7 S2 W4 S15 W2 S6 E2 S12 E14 S2 FOP=[YR=1993] S8 E17 N8 W17 $ E17 N2 E13 D2 R2 E7 U2 R2 E11 N8 E2 N7 $ .

## 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 | 1990 | 1990 | 3 | 70 | 2,450 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 12 | 16 | 192.00 | SF | 10.00 | 10.00 | 100 | 1986 | 1986 | 3 | 20 | 384 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 0 | 0 | 160.00 | SF | 20.10 | 20.10 | 100 | 1981 | 1981 | 3 | 20 | 643 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 8 | 14 | 112.00 | SF | 15.00 | 15.00 | 100 | 1989 | 1989 | 3 | 20 | 336 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 556.00 | SF | 10.00 | 10.00 | 100 | 1992 | 1992 | 3 | 20 | 1,112 | |
| 6 | 0350 | CARPORT WD | 0 | 100 | 30 | 20 | 600.00 | SF | 13.00 | 13.00 | 100 | 1992 | 1992 | 3 | 20 | 1,560 | |
| 7 | 0510 | GARAGE WD- | 0 | 100 | 20 | 20 | 400.00 | SF | 35.00 | 35.00 | 100 | 1992 | 1992 | 3 | 20 | 2,800 | |
| 8 | 0812 | CONCRETE C | 0 | 100 | 34 | 38 | 1,292.00 | SF | 4.00 | 4.00 | 100 | 1992 | 1992 | 3 | 66 | 3,411 | |
| 9 | 0803 | ASPHALT C | 0 | 100 | 0 | 0 | 1,600.00 | SF | 2.00 | 2.00 | 100 | 1992 | 1992 | 3 | 50 | 1,600 | |
| 10 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 369.00 | SF | 40.00 | 40.00 | 100 | 1992 | 1992 | 3 | 20 | 2,952 | |

TOTAL OB/XF 17,248

## LAND DESCRIPTION

| 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 | 000130 | C | SFR WATER | 100 | 0008 | RS-1 | 155.00 | 456.00 | 155.00 | FF | | 1.00 | 1.00 | 1.00 | 3,200.00 | 3,200.00 | 496,000 | | | | | | | |

REVIEW DATE 11/02/2018 BY KWX Total Acres: 0.00 Total Land Value: 496,000 Market: 0 Agricultural: 0 Common: 496,000 PRINTED 08/02/2023 BY SYS

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## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
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|---|---|---|---|
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GRANTOR:

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## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0303 | FLT DOCK W | 0 | 100 | 16 | 10 | 160.00 | SF | 26.00 | 26.00 | 100 | 1992 | 1992 | 3 | 20 | 832 | |
| 12 | 0311 | WD GANG WY | 0 | 100 | 0 | 0 | 20.00 | SF | 45.00 | 45.00 | 100 | 1992 | 1992 | 3 | 20 | 180 | |
| 13 | 0317 | DCK PLNG W | 0 | 100 | 0 | 0 | 2.00 | UT | 1,000.00 | 1,000.00 | 100 | 1992 | 1992 | 3 | 20 | 400 | |
| 14 | 0322 | BOAT LFT L | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 1992 | 1992 | 3 | 20 | 300 | |
| 15 | 0350 | CARPORT WD | 0 | 100 | 20 | 12 | 240.00 | SF | 13.00 | 13.00 | 100 | 1992 | 1992 | 3 | 20 | 624 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,336

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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