

LOT 34 (EX CNSVTN ESMT IN
OR 1902/282 & OR 1902/298 &
EX UTIL ESMT IN OR 647/1225)

GOLDWIRE WILLIAM P L/E/
97189 EAGLE LANE
YULEE, FL 32097

2023

43-3N-28-1510-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,325	100	2,325	256,142
FGR	432	55	238	26,220
FGR	1,836	55	1,010	111,270

TOTALS	4,593		3,573	393,632
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	4,797.00	SF	4.00	4.00	
2	0830	FLAGSTONE	0	100	0	0	1,086.00	SF	12.00	12.00	
3	0510	GARAGE WD-	0	100	30	18	540.00	SF	43.75	43.75	
4	0803	ASPHALT C	0	100	950	13	12,350.00	SF	2.00	2.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	6.15	AC	
2	009600	C	WASTELAND	0			0.00	0.00	2.00	AC	
3	009630	C	SWAMP	0			0.00	0.00	3.29	AC	
4	009530	C	POND	0			0.00	0.00	4.30	AC	

REVIEW DATE	01/10/2019	BY	KW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,573	109.1475	129.61	463,097	1991	1991	0	0	15.00	85.00
1 SNGL FAM - 100% - 0 Heated Area: 2325 HX Base Yr											
97189 EAGLE LN, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/20/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		393,632	
TOTAL MARKET OB/XF VALUE		41,776	
TOTAL LAND VALUE - MARKET		509,395	
TOTAL MARKET VALUE		944,803	
SOH/AGL Deduction		603,197	
ASSESSED VALUE		341,606	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		286,606	
TOTAL JUST VALUE		944,803	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		721,176	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2394/1350	9/18/2020	LE U	I	I	11	100	
GRANTOR: GOLDWIRE WILLIAM P							
GRANTEE: DIXON LYN							
0714/0050	9/07/1994	WD U	I	I	01	65,200	
GRANTOR: GOLDWIRE ROSEMARY SMI							
GRANTEE: GOLDWIRE WILLIAM P							

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=2005] U18 L42 L7 D17 FGR=[YR=1993] U3 L5 W18 BAS=[YR=1993] N15 W51 L18 D10 D34 R21 U6 R8 E40 N23\$ S23 E14 U20 R9 \$ D20 L9 D18 R42 R16 U37 \$.											

TOTAL OB/XF											
41,776											

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41,776											

Market:	0	Agricultural:	0	Common:	509,395	PRINTED 08/02/2023 BY SYS
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