

JOHNSTON CHARLES N & KARLA D
97668 PIRATES POINT ROAD
YULEE, FL 32097

43-3N-28-509D-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	11	BD/BTN AVG 50		
Exterior Wall	19	COMMON BRK 50		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 80		
Interior Wall	01	MINIMUM 20		
Interior Floor	11	CLAY TILE 70		
Interior Floor	12	HARDWOOD 30		
Air Condition Heating Type Bedrooms	03	CENTRAL 100		
	04	AIR DUCTED 100 3 100		
Bathrooms Frame Stories Units	03	3 100 MASONRY 100 2. 100 0 100		
BUD8 Adjustme Occupancy	04	DIST 01 100 00 NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4032	.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	117,769
DCK	168	10	17	1,612
FEP	168	80	134	12,706
FUS	1,050	100	1,050	99,563
UOP	312	20	62	5,879
TOTALS	2,940		2,505	237,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	TOT	NORM	% COND
0100	01	2,505	137.3376	123.95	310,495	1976	1985		0	0	23.50	76.50

1 SINGLE FAM - 100% - 2018Heated Area: 2292HX Base Yr 2018

Diagram showing building footprint and area calculations.

Diagram showing building footprint and area calculations.

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		237,529	
TOTAL MARKET OB/XF VALUE		39,716	
TOTAL LAND VALUE - MARKET		170,000	
TOTAL MARKET VALUE		447,245	
SOH/AGL Deduction		208,035	
ASSESSED VALUE		239,210	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		189,210	
TOTAL JUST VALUE		447,245	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		365,364	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2155/1287	10/27/2017	WD	Q	I	01	260,000

GRANTOR: FOSTER MICHAEL L & REGRANTEE: JOHNSTON CHARLES N1727/17032/28/2011WDQI01242,250GRANTOR: CANNON DICKSON Y JR &GRANTEE: FOSTER MICHAEL L &

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2006] W12 BAS=[YR=1993] W9 UOP=[YR=2006] N12 W26 S12 E26 \$ W26 S30 E47 N16 W12 N14 \$ S14 E12 N14 \$ PTR= E15 FUS=[YR=1993] E35 S16 DCK=[YR=2006] E12 S14 W12 N14 \$ S14 W35 N30 \$ W15 \$.

LAND DESCRIPTION

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
1	000131	C	SFR CANAL	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							

REVIEW DATE 08/14/2017BY KWTotal Acres: 0.00Total Land Value: 170,000Market: 0Agricultural: 0Common: 170,000PRINTED 08/02/2023 BY SYS