LOT 50
IN OR 2328/1785
ESMT PT OR 2176/356

COPPER JULIE EST
230 JULEP ST
YULEE, FL 32097

2023

44-2N-27-1000-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

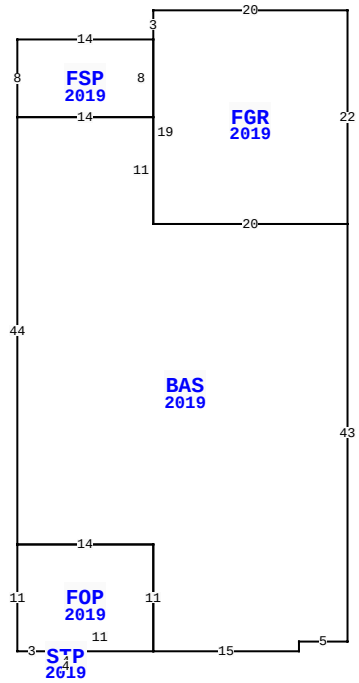
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,491	100	1,491	197,029
FGR	440	55	242	31,979
FOP	154	30	46	6,079
FSP	112	40	45	5,947
STP	4	10	0	0
TOTALS	2,201		1,824	241,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,824	112.4000	133.48	243,468	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 0 Heated Area: 1491 HX Base Yr



230 JULEP ST, YULEE

BLD DATE	04/04/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	241,033
TOTAL MARKET OB/XF VALUE	3,880
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	304,913
SOH/AGL Deduction	34,612
ASSESSED VALUE	270,301
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,301
TOTAL JUST VALUE	304,913
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012993	CO ISSUED	0	12/27/2019
19005238	NEW CONSTR	213,274	06/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2328/1785	12/27/2019	WD	Q	I	01	316,400
GRANTOR: D S WARE HOMES LLC						
GRANTEE: COPPER JULIE						
2235/0535	11/06/2018	SW	Q	V	05	311,900
GRANTOR: WILDLIGHT LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

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	0855	CONC PAVER	0	0	0	0	76.00	SF	10.00	10.00	100	2019	2019	3	99	752	
2	0855	CONC PAVER	0	0	0	0	316.00	SF	10.00	10.00	100	2019	2019	3	99	3,128	

BUILDING DIMENSIONS

FGR=[YR=2019] W20 S3 FSP=[YR=2019] W14 S8 BAS=[YR=2019] S44FOP=[YR=2019] S11 E3 STP=[YR=2019] S1 E4 N1 W4$ E11 N11 W14$ E14 S11 E15 N1 E5N43 W20 N11 W14$E14 N8$S19 E20 N22$.

LAND DESCRIPTION

TOTAL OB/XF 3,880

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/31/2019 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS