

BOERUM CHRISTOPHER MARK/PUCH ERIKA LYNNE
109 REDBUD LANE
YULEE, FL 32097

44-2N-27-1003-0001-0000



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 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		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units	0	100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4086.0100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	885	100	885	103,262
FGR	441	55	243	28,353
FOP	126	30	38	4,434
FOP	174	30	52	6,067
FUS	869	100	869	101,395
STR	64	10	6	700
TOTALS	2,559		2,093	244,211

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	
1	0811	CONCRETE B	0	100	0	0		940.00 SF	5.20		100	2022	2022	3	100	4,888	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PD-ENC	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE

07/26/2022

BY NW

Total Acres: 0.00

Total Land Value: 60,000

Market: 0

Agricultural: 0

Common: 60,000

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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	2,093	98.2548	116.68	244,211	2022	2022		0	0	0.00	100.00

1 SNGL FAM - 100% - 2023

Heated Area: 1754

HX Base Yr 2023

FGR 2022
FUS 2022
STR 2022

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

244,211

TOTAL MARKET OB/XF VALUE

4,888

TOTAL LAND VALUE - MARKET

60,000

TOTAL MARKET VALUE

309,099

SOH/AGL Deduction

39,596

ASSESSED VALUE

269,503

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

219,503

TOTAL JUST VALUE

309,099

NCON VALUE

248,472

INCOME VALUE

PREVIOUS YEAR MKT VALUE

60,000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / I

RSN CD

SALE PRICE

2579/1167

7/20/2022

SW

Q

I

02

354,900

GRANTOR: MATTAMY JACKSONVILLE

GRANTEE: BOERUM CHRISTOPHER

2500/1705

9/28/2021

SW

Q

V

05

981,000

GRANTOR: WILDLIGHT LLC

GRANTEE: MATTAMY JACKSONVILL

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W21 S20 FOP=[YR=2022] W9 S14 BAS=[YR=2022] S15 E9 S4 FOP=[YR=2022] S12 E21 N6 W13 N6 W8\$ E8 S6 E13 N38 W21 S13 W9\$ E9 N14\$ S1 E21 N21\$ PTR=E15 FUS=[YR=2022] E9 N13 E21 S5 STR=[YR=2022] S7 W8 N3 W2 N4 E10\$ W10 S4 E2 S3 E8 S26 W21 N10 W9 N15\$ W15\$.