



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2									
Exterior Wall	10	ABOVE AVG 100	0900	01	2,399	95.6088	113.54	272,382	2012	2012	0	0	4.50	95.50	VALUATION SUMMARY									
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023												Heated Area: 2148									
Roof Cover	03	COMP SHNGL 100													HX Base Yr									
Interior Wall	05	DRYWALL 100																						
Interior Floor	13	LVT/LAMMT 70																						
Interior Floor	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			01	Quality Level 01																				
DOR CODE			0100	SINGLE FAMILY																				
MAP NUM				MKT AREA			05																	
NEIGHBORHOOD/LOC			5001.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	2,148	100	2,148	232,909																				
FGR	400	55	220	23,855																				
FOP	60	30	18	1,952																				
PTO	264	5	13	1,410																				
TOTALS			2,872	2,399	260,125																			
EXTRA FEATURES			57001 FISHERMANS LN, YULEE																					
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	0940	SHEDS/PORT	0 100	8	12	96.00	SF	30.00	30.00	100	1980	1980	3	20	576									
TOTAL OB/XF 576																								
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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	5.38	AC		1.00	1.00	1.00	16,000.00	16,000.00	86,080							
REVIEW DATE 09/18/2018 BY KBA Total Acres: 5.38 Total Land Value: 86,080 Market: 0 Agricultural: 0 Common: 86,080 PRINTED 08/02/2023 BY SYS																								

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

PERMIT NUM

DESCRIPTION

AMT

ISSUED

C1226033

CO ISSUED

0

10/08/2012

E25222

NEW CONSTR

0

07/01/2012

P15906

NEW CONSTR

0

05/01/2012

B26033

NEW CONSTR

239,269

05/01/2012

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2474/0697

6/17/2021

QC U

I

11

100

GRANTOR: WAGER RAYMOND J JR

GRANTEE: WAGER RAYMOND J JR

0326/0322

12/01/1980

WD Q V

5,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] U4 L4 W4 D4 L4 PTO=[YR=2012] N12 W22 S12 E22\$ W25 U4 L4 W5 D4 L4 S36 FGR=[YR=2012] S20 E20 N20 W20\$ E20 S10 E11 FOP=[YR=2012] S5 E8 N5 W2 N4 W5 S4 W1\$ E1 N4 E5 S4 E13 N46\$.

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CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																																																																												
Exterior Wall	05	AVERAGE 100	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 100	04	CENTRAL 100	04	AIR DUCTED 100	2	100	02	WOOD FRAME 100	1.	1. 100	0	100	00	NONE 100	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	5001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	UOP	1,040	400	100	20	1,040	80	81,344	6,258	TOTALS	1,440	1,120	87,601	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	EXTRA FEATURES	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	LAND DATE	AG DATE	OB/UF MKT VALUE	NOTES	LAND DESCRIPTION	TOTAL OB/UF	0	L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
Roof Structur	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 100	04	CENTRAL 100	04	AIR DUCTED 100	2	100	02	WOOD FRAME 100	1.	1. 100	0	100	00	NONE 100	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	5001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	UOP	1,040	400	100	20	1,040	80	81,344	6,258	TOTALS	1,440	1,120	87,601	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	EXTRA FEATURES	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	LAND DATE	AG DATE	OB/UF MKT VALUE	NOTES	LAND DESCRIPTION	TOTAL OB/UF	0	L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
Roof Cover	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 100	04	CENTRAL 100	04	AIR DUCTED 100	2	100	02	WOOD FRAME 100	1.	1. 100	0	100	00	NONE 100	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	5001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	UOP	1,040	400	100	20	1,040	80	81,344	6,258	TOTALS	1,440	1,120	87,601	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	EXTRA FEATURES	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	LAND DATE	AG DATE	OB/UF MKT VALUE	NOTES	LAND DESCRIPTION	TOTAL OB/UF	0	L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
Interior Wall	05	DRYWALL 100	14	CARPET 100	04	CENTRAL 100	04	AIR DUCTED 100	2	100	02	WOOD FRAME 100	1.	1. 100	0	100	00	NONE 100	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	5001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	UOP	1,040	400	100	20	1,040	80	81,344	6,258	TOTALS	1,440	1,120	87,601	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	EXTRA FEATURES	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	LAND DATE	AG DATE	OB/UF MKT VALUE	NOTES	LAND DESCRIPTION	TOTAL OB/UF	0	L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
Interior Floo	14	CARPET 100	04	CENTRAL 100	04	AIR DUCTED 100	2	100	02	WOOD FRAME 100	1.	1. 100	0	100	00	NONE 100	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	5001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	UOP	1,040	400	100	20	1,040	80	81,344	6,258	TOTALS	1,440	1,120	87,601	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	EXTRA FEATURES	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	LAND DATE	AG DATE	OB/UF MKT VALUE	NOTES	LAND DESCRIPTION	TOTAL OB/UF	0	L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
Air Condition	04	CENTRAL 100	04	AIR DUCTED 100	2	100	02	WOOD FRAME 100	1.	1. 100	0	100	00	NONE 100	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	5001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	UOP	1,040	400	100	20	1,040	80	81,344	6,258	TOTALS	1,440	1,120	87,601	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	EXTRA FEATURES	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	LAND DATE	AG DATE	OB/UF MKT VALUE	NOTES	LAND DESCRIPTION	TOTAL OB/UF	0	L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
Heating Type	04	AIR DUCTED 100	2	100	02	WOOD FRAME 100	1.	1. 100	0	100	00	NONE 100	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	5001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	UOP	1,040	400	100	20	1,040	80	81,344	6,258	TOTALS	1,440	1,120	87,601	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	EXTRA FEATURES	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	LAND DATE	AG DATE	OB/UF MKT VALUE	NOTES	LAND DESCRIPTION	TOTAL OB/UF	0	L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
Bedrooms	2	100	02	WOOD FRAME 100	1.	1. 100	0	100	00	NONE 100	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	5001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	UOP	1,040	400	100	20	1,040	80	81,344	6,258	TOTALS	1,440	1,120	87,601	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	EXTRA FEATURES	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	LAND DATE	AG DATE	OB/UF MKT VALUE	NOTES	LAND DESCRIPTION	TOTAL OB/UF	0	L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
Bathrooms	1	100	02	WOOD FRAME 100	1.	1. 100	0	100	00	NONE 100	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	5001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	UOP	1,040	400	100	20	1,040	80	81,344	6,258	TOTALS	1,440	1,120	87,601	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	EXTRA FEATURES	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	LAND DATE	AG DATE	OB/UF MKT VALUE	NOTES	LAND DESCRIPTION	TOTAL OB/UF	0	L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
Frame	1.	1. 100	02	WOOD FRAME 100	1.	1. 100	0	100	00	NONE 100	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	5001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	UOP	1,040	400	100	20	1,040	80	81,344	6,258	TOTALS	1,440	1,120	87,601	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	EXTRA FEATURES	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	LAND DATE	AG DATE	OB/UF MKT VALUE	NOTES	LAND DESCRIPTION	TOTAL OB/UF	0	L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
Stories	1.	1. 100	02	WOOD FRAME 100	1.	1. 100	0	100	00	NONE 100	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	5001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	UOP	1,040	400	100	20	1,040	80	81,344	6,258	TOTALS	1,440	1,120	87,601	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	EXTRA FEATURES	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	LAND DATE	AG DATE	OB/UF MKT VALUE	NOTES	LAND DESCRIPTION	TOTAL OB/UF	0	L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
Units	0	100	02	WOOD FRAME 100	1.	1. 100	0	100	00	NONE 100	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	5001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	UOP	1,040	400	100	20	1,040	80	81,344	6,258	TOTALS	1,440	1,120	87,601	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	EXTRA FEATURES	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	LAND DATE	AG DATE	OB/UF MKT VALUE	NOTES	LAND DESCRIPTION	TOTAL OB/UF	0	L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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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Quality	02	Quality Level 02	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	5001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	UOP	1,040	400	100	20	1,040	80	81,344	6,258	TOTALS	1,440	1,120	87,601	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	EXTRA FEATURES	57001 FISHERMANS LN, YULEE	BLD DATE	02/07/2013	KK	LGL DATE	05/18/2023	MLU	LAND DATE	AG DATE	OB/UF MKT VALUE	NOTES	LAND DESCRIPTION	TOTAL OB/UF	0	L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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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NEIGHBORHOOD/LOC	5001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	UOP	1,040	400	100																																																																																					