

LOT 27 &
PT ABND MEADOWBROOK AVE
IN OR 1420/1385

DI DOMENICO PAUL F & MARTA L
76072 TIDEVIEW LANE
YULEE, FL 32097

2023

47-2N-25-4080-0027-0030



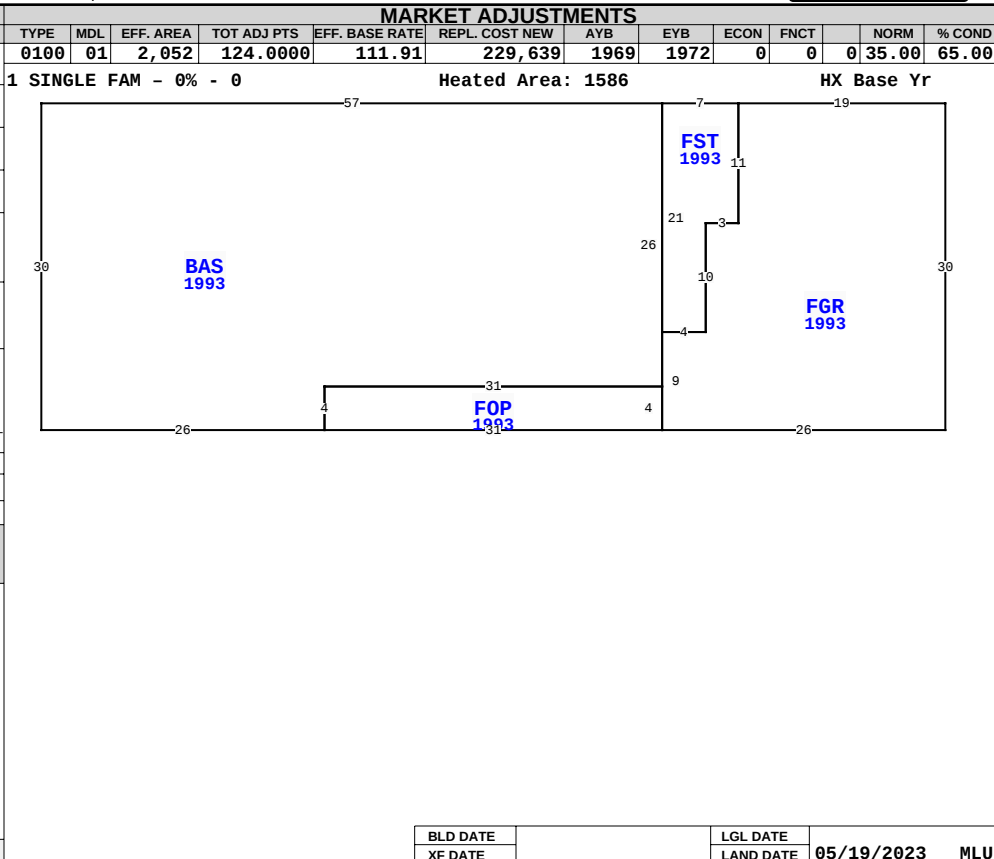
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100	1,586	115,368
FGR	663	55	365	26,551
FOP	124	30	37	2,692
FST	117	55	64	4,655
TOTALS	2,490		2,052	149,265

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	0200	BARN WD 0-	0	0	41	37			1,517.00	SF	20.00		3	20	6,068	
2	0811	CONCRETE B	0	0	0	0			681.00	SF	5.20		3	21	744	

LAND DESCRIPTION			TOTAL OB/XF 6,812													
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
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00
2	000115	C	SFR ACRES	0	0004		0.00	0.00	2.62	AC		1.00	1.00	1.00	35,000.00	35,000.00
3	000115	C	SFR ACRES	0	0004		0.00	0.00	4.50	AC		1.00	1.00	1.00	18,000.00	18,000.00

REVIEW DATE 05/31/2018 BY KBX



450276 SR 200, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				149,265	
TOTAL MARKET OB/XF VALUE				6,812	
TOTAL LAND VALUE - MARKET				242,700	
TOTAL MARKET VALUE				398,777	
SOH/AGL Deduction				194,758	
ASSESSED VALUE				204,019	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				204,019	
TOTAL JUST VALUE				398,777	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				291,917	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1420/1385	6/16/2006	WD Q	Q	I		328,900	
GRANTOR: SHARRON FRANCES A SOL							
GRANTEE: DI DOMENICO PAUL F							
0957/1976	11/13/2000	QC U	U	V		2,000	
GRANTOR: JOYCE ALONZO O & JANE							
GRANTEE: SHARRON CHARLES J T							

BUILDING NOTES															

BUILDING DIMENSIONS															
FGR=[YR=1993] W19 FST=[YR=1993] W7 BAS=[YR=1993] W57 S30 E26 FOP=[YR=1993] E31 N4 W31 S4\$ N4 E31 N26\$S21 E4 N10 E3 N11\$ S11 W3 S10 W4 S9 E26 N30\$.															

Total Acres: 9.12 Total Land Value: 242,700 Market: 0 Agricultural: 0 Common: 242,700 PRINTED 08/02/2023 BY SYS