IN OR 1743/475

ERDMAN STEFAN J
PO BOX 1156
YULEE, FL 32041-1156

2023

50-3N-27-0000-0014-0070

BUILDING CHARACTERISTICS

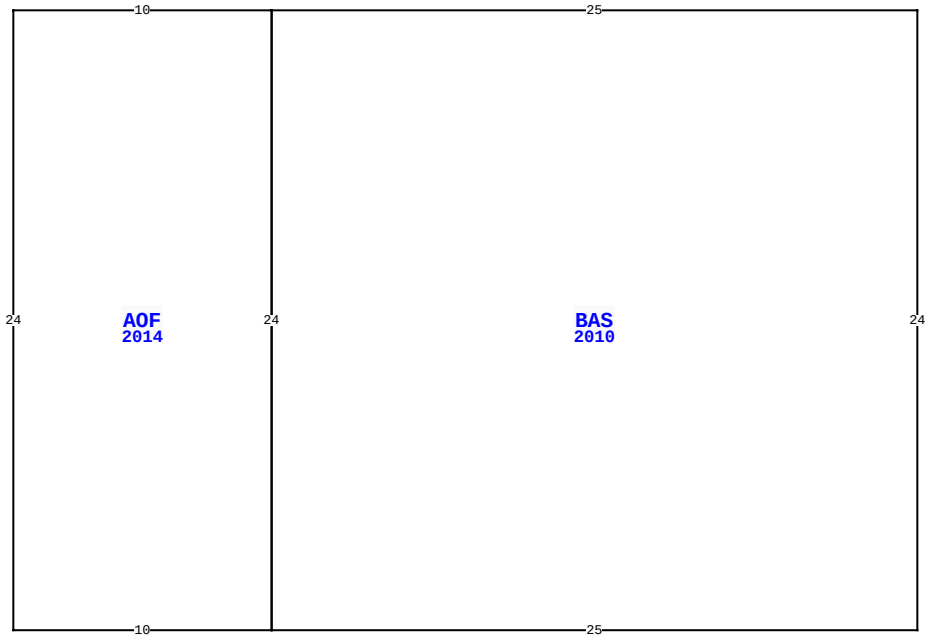
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	240	185	444	15,401
BAS	600	100	600	20,812
TOTALS	840		1,044	36,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,044	81.1440	38.54	40,236	2010	2010	0	0	0	10.00	90.00

1 STOR WAREH – 0% - 0 Heated Area: 840 HX Base Yr



96161 KEELING LN, YULEE

BLD DATE	07/01/2021	KK	LGL DATE	
XF DATE	07/01/2021	KK	LAND DATE	07/01/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	36,212
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	13,068
TOTAL MARKET VALUE	49,680
SOH/AGL Deduction	7,296
ASSESSED VALUE	42,384
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,384
TOTAL JUST VALUE	49,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1743/0475	6/14/2011	WD	U	V	11	100

GRANTOR: GOODBREAD CLYDE L

GRANTEE: ERDMAN STEFAN J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W25AOF=[YR=2014] W10S24E10 N24$ S24 E25 N24$.

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	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2010	2010	3	50	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	002500	C	SRVC SHOPS	0	0005	OR	0.00	0.00	10,454.00	SF		1.00	1.00	1.00	1.25	1.25	13,068							

REVIEW DATE 07/01/2021 BY KK Total Acres: 0.00 Total Land Value: 13,068 Market: 0 Agricultural: 0 Common: 13,068 PRINTED 08/02/2023 BY SYS