PT OF LOT 11 & ALL
LOTS 30 & 31
IN OR 644/710

CHARD WARREN WM & DIANE M
P O BOX 874
YULEE, FL 32041-0874

2023

50-3N-27-4720-0011-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

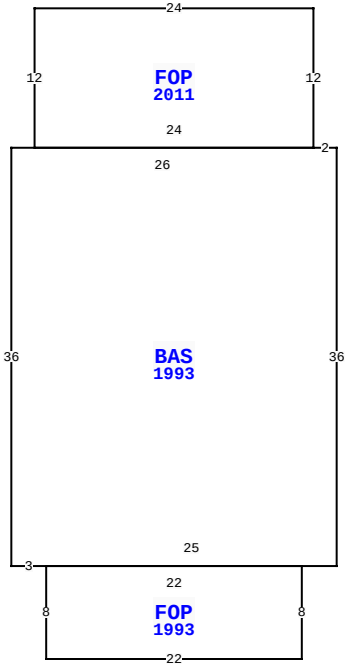
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	47,564
FOP	176	30	53	2,501
FOP	288	30	86	4,058
TOTALS	1,472		1,147	54,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,147	95.9300	86.58	99,307	1946	1946	0	0	0	45.50	54.50

1 SINGLE FAM – 100% - 2004 Heated Area: 1008 HX Base Yr 2004



851011 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		84,833
TOTAL MARKET OB/XF VALUE		2,438
TOTAL LAND VALUE - MARKET		137,438
TOTAL MARKET VALUE		224,709
SOH/AGL Deduction		57,939
ASSESSED VALUE		166,770
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,770
TOTAL JUST VALUE		224,709
NCON VALUE		7,404
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8222	CHNGE SRVC	100	06/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0644/0710	12/18/1991	WD	U	I		53,000
GRANTOR: SWAILS M ET AL						
GRANTEE: CHARD WARREN & DIAN						
0644/0706	12/18/1991	PR	U	I	07	100
GRANTOR: SWAILS MARVIN SR P/R						
GRANTEE: SWAILS MARVIN & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FOP=[YR=2011] N12 W24 S12 E24$ W26 S36 E3
FOP=[YR=1993] S8 E22 N8 W22 $E25 N36 $.

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	0810	CONCRETE A	0	100	25	20	500.00	SF	6.50	6.50	100	1997	1997	3	75	2,438	

LAND DESCRIPTION

TOTAL OB/XF 2,438

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	100		CG	200.00	300.00	0.69	AC		1.00	1.00	1.25	55,000.00	68,750.00	47,438							
2	001020	C	COMM HWY	100			200.00	150.00	30,000.00	SF		1.00	1.00	1.00	3.00	3.00	90,000							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 0.69 Total Land Value: 137,438 Market: 0 Agricultural: 0 Common: 137,438 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

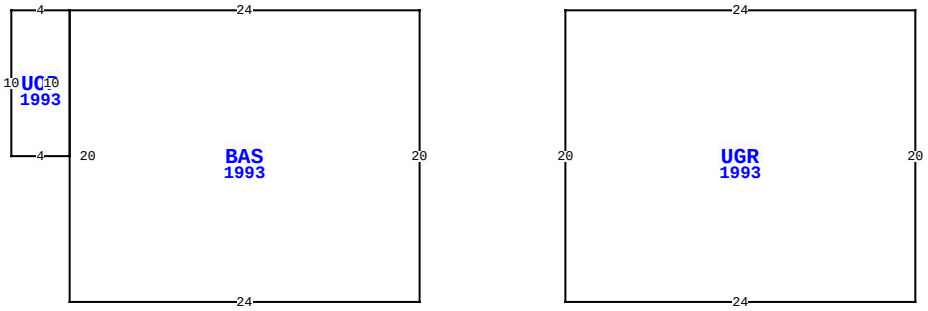
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	08	WD ON PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	20,939
UGR	480	45	216	9,422
UOP	40	20	8	349
TOTALS	1,000		704	30,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	704	78.9800	71.28	50,181	1947	1947	0	0	0	38.80	61.20

2 SINGLE FAM – 100% - 2004 Heated Area: 480 HX Base Yr 2004



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0644/0706	12/18/1991	PR	U	I	07	100
GRANTOR: SWAILS MARVIN SR P/R						
GRANTEE: SWAILS MARVIN & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UOP=[YR=1993] W4 S10 E4 N10 $ S20 E24 N20 $ PTR= E10 UGR=[YR=1993] E24 S20 W24 N20 $ W10 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/30/2023 BY NWA Total Acres: 0.69 Total Land Value: 137,438 Market: 0 Agricultural: 0 Common: 137,438 PRINTED 08/02/2023 BY SYS