

LOT 14
IN OR 497 PG 1042
YULEE PARK #2 PB 5/60

BURKE SHARON ANN
PO BOX 1422
YULEE, FL 32041-1422

2023

50-3N-27-4781-0014-0000



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 1																										
Exterior Wall	12	CEDAR 100	0100	01	1,565	116.2800	104.94	164,231	1987	1987	0	0	0	17.50	82.50	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1432													HX Base Yr												
Roof Cover	03	COMP SHNGL 100														VALUATION SUMMARY																									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 135,491																									
Interior Floo	14	CARPET 90														TOTAL MARKET OB/XF VALUE 10,861																									
Interior Floo	08	SHT VINYL 10														TOTAL LAND VALUE - MARKET 80,000																									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 226,352																									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 116,973																									
Bedrooms	3	100														ASSESSED VALUE 109,379																									
Bathrooms	2	100														TOTAL EXEMPTION VALUE HX HB 50,000																									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 59,379																									
Stories	2.	2. 100														TOTAL JUST VALUE 226,352																									
Units	0	100	NCON VALUE 0																																						
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 174,898																																						
Quality			03	Quality Level 03																																					
DOR CODE			0100 SINGLE FAMILY																																						
MAP NUM			MKT AREA											04																											
NEIGHBORHOOD/LOC			4053.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	944	100	944	81,727																																					
FOP	224	30	67	5,801																																					
FST	120	55	66	5,714																																					
FUS	488	100	488	42,249																																					
TOTALS			1,776	1,565	135,491																																				
EXTRA FEATURES			851092 US HWY 17, YULEE																																						
BLD DATE			LGL DATE																																						
XF DATE			LAND DATE																																						
INC DATE			AG DATE																																						
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	768.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,376																									
2	0681	POLE SHED	0	100	22	20	440.00	SF	15.00	15.00	100	1990	1990	3	20	1,320																									
3	0350	CARPORT WD	0	100	30	32	960.00	SF	13.00	13.00	100	2011	2011	3	55	6,864																									
4	0820	WOOD WALK	0	100	4	16	64.00	SF	11.75	11.75	100	2005	2005	3	40	301																									
BUILDING NOTES																																									
BUILDING DIMENSIONS																																									
FST=[YR=1993] W10 BAS=[YR=1993] W20 S12 W1 S22 E2																																									
FOP=[YR=1993] S8 E28 N8 W28 \$ E30 N22 W11 N12 \$ S12 E10 N12 \$																																									
PTR=E15 FUS=[YR=1993] E11 N4 E10 S4 E11 S14 W32 N14 \$ W15 \$.																																									
LAND DESCRIPTION																																									
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																	
1	000115	C	SFR ACRES	100		OR	117.00	375.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000																								
REVIEW DATE 09/22/2017 BY SBX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																									