

PT SEC 50-3N-28E
IN OR 2646/894
(EX OR 2220/1979 &

RODRIGUEZ ANTHONY A & STEPHANIE
96091 ESTATE DR
YULEE, FL 32097

2023

50-3N-28-0000-0022-0020



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 3 4											
Exterior Wall	31	HARDIE BRD 90	0150	01	1,876	127.8018	63.90	119,876	2004	2004	0	0	0	9.00	91.00	VALUATION SUMMARY										
Exterior Wall	20	FACE BRICK 10	1 ACCESSORY U - 80.22% - 2006													Heated Area: 1722										
Roof Structure	03	GABLE/HIP 100	HX Base Yr 2006																							
Roof Cover	03	COMP SHNGL 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floor	11	CLAY TILE 80																								
Interior Floor	14	CARPET 20																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	1	100																								
Bathrooms	1	100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units	0	100																								
Occupancy	00	NONE 100																								
Quality			06	Quality Level 06																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM			MKT AREA												04											
NEIGHBORHOOD/LOC			4031.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
AOF	280	110	308	17,910																						
FOP	210	30	63	3,664																						
HXB	1,442	100	1,442	83,851																						
HXP	210	30	63	3,664																						
TOTALS			2,142	1,876	109,087																					
EXTRA FEATURES			96063 ESTATE DR, 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	0812	CONCRETE C	0	100	0	0	2,368.00	SF	4.00	4.00	100	2004	2004	3	86	8,146										
2	0351	CARPORT MT	0	100	22	40	880.00	SF	10.00	10.00	100	2004	2004	3	24	2,112										
3	0351	CARPORT MT	0	100	24	30	720.00	SF	10.00	10.00	100	2004	2004	3	24	1,728										
4	0812	CONCRETE C	0	100	36	72	2,592.00	SF	4.00	4.00	100	2004	2004	3	86	8,916										
5	1242	WD DECK A	0	100	0	0	464.00	SF	10.00	10.00	100	2004	2004	3	24	1,114										
6	0812	CONCRETE C	0	100	0	0	2,719.00	SF	4.00	4.00	100	2005	2005	3	87	9,462										
7	0861	POOL GUNIT	0	100	0	0	625.00	SF	85.00	85.00	100	2005	2005	3	44	23,375										
8	0855	CONC PAVER	0	100	0	0	1,037.00	SF	10.00	10.00	100	2005	2005	3	87	9,022										
10	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	90	1,800										
11	0803	ASPHALT C	0	100	175	16	2,800.00	SF	2.00	2.00	100	2004	2004	3	56	3,136										
LAND DESCRIPTION			TOTAL OB/XF 68,811																							
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		RS-1	0.00	0.00	3.57	AC		1.00	1.00	1.00	80,000.00	80,000.00	285,600									
2	009525	C	RES POND	100					1.07	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,675									
REVIEW DATE 06/23/2022 BY KW Total Acres: 4.64 Total Land Value: 288,275 Market: 0 Agricultural: 0 Common: 288,275 PRINTED 08/02/2023 BY SYS																										

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