

PT OF SEC 50-3N-28E
IN OR 2569/1899 & OR 2579/1649
ESMT IN OR 1182/1370

BRAUN HOLLIS A LAMB & STEVEN ERIC
96082 ESTATE DR
YULEE, FL 32097

2023

50-3N-28-0000-0022-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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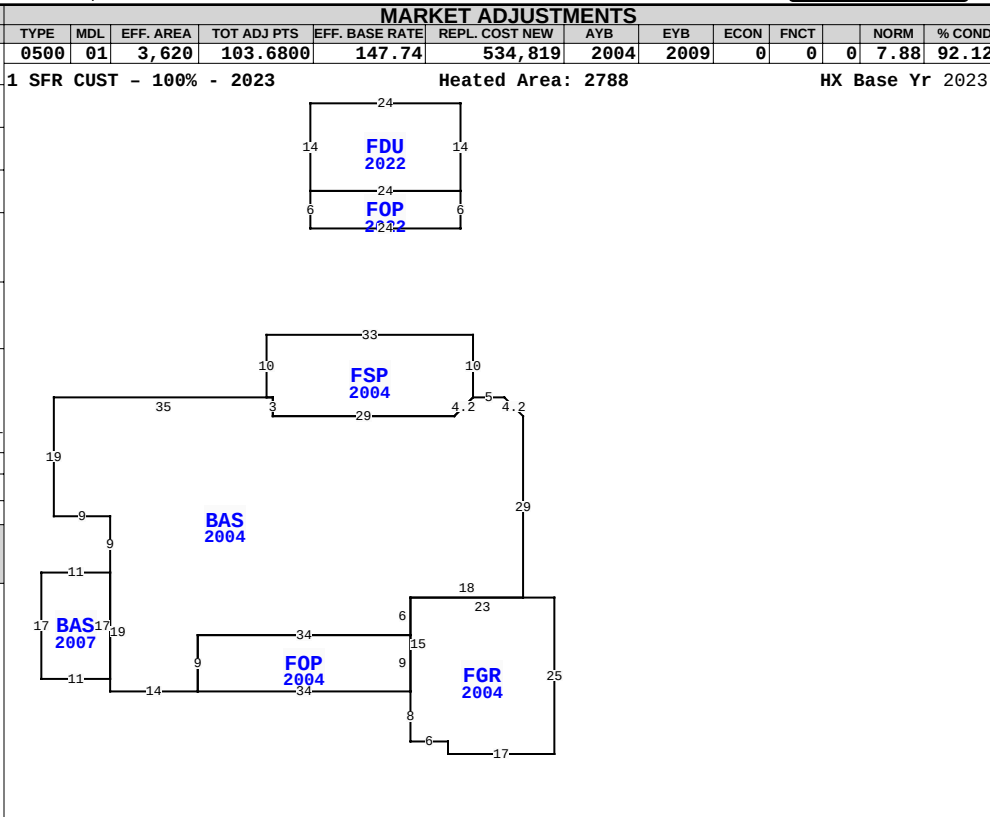
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,601	100	2,601	353,991
BAS	187	100	187	25,450
FDU	336	65	218	29,669
FGR	563	55	310	42,190
FOP	306	30	92	12,521
FOP	144	30	43	5,852
FSP	422	40	169	23,001

TOTALS	4,559		3,620	492,675
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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
1	0812	CONCRETE C	0	100	0	0	3,027.00	SF	4.00	4.00	100	2004	2004
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004

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
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.05	AC		1.00	1.00

REVIEW DATE	06/23/2022	BY	KW
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF													
13,528													

TOTAL OB/XF													
13,528													

Total Acres: 1.05	Total Land Value: 84,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		492,675	
TOTAL MARKET OB/XF VALUE		13,528	
TOTAL LAND VALUE - MARKET		84,000	
TOTAL MARKET VALUE		590,203	
SOH/AGL Deduction		122,113	
ASSESSED VALUE		468,090	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		418,090	
TOTAL JUST VALUE		590,203	
NCON VALUE		30,768	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,296	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18402	ADDITION	11,880	10/31/2006
R09634	REPAIR/RRF	1,000	08/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2579/1649	7/21/2022	QC	U	V	11
GRANTOR: JOHNSON STEVEN E					
GRANTEE: BRAUN HOLLIS A LAMB					
2579/1073	7/21/2022	QC	U	I	11
GRANTOR: JOHNSON STEVEN E					
GRANTEE: BRAUN HOLLIS A LAMB					

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2004] L3 U3 W5 FSP=[YR=2004] N10 W33 S10 E1 S3 E29 U3 R3 \$ L3 D3 W29 N3 W35 S19 E9 S9 BAS=[YR=2007] W11 S17 E11 N17\$ S19 E14 FOP=[YR=2004] E34 FGR=[YR=2004] S8 E6 S2 E17 N25 W23 S15\$ N9 W34 S9\$ N9 E34 N6 E18 N29\$ PTR= N30 W10 FOP=[YR=2022] W24 N6 FDU=[YR=2022] N14 E24 S14 W24\$ E24 S6\$ E10 S30\$.													

OTHER ADJUSTMENTS AND NOTES													

Common: 84,000	PRINTED 08/02/2023 BY SYS
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