

PT OF WILLIAM G CHRISTOPHER
GRANT IN SEC 50-3N-28E
IN OR 2553/1397

ZORZI WARREN R JR & DENISE BALEE
96054 ESTATE DRIVE
YULEE, FL 32097

2023

50-3N-28-0000-0022-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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

NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,218	100	2,218	323,383
FGR	529	55	291	42,428
FOP	160	30	48	6,998
FOP	204	30	61	8,894

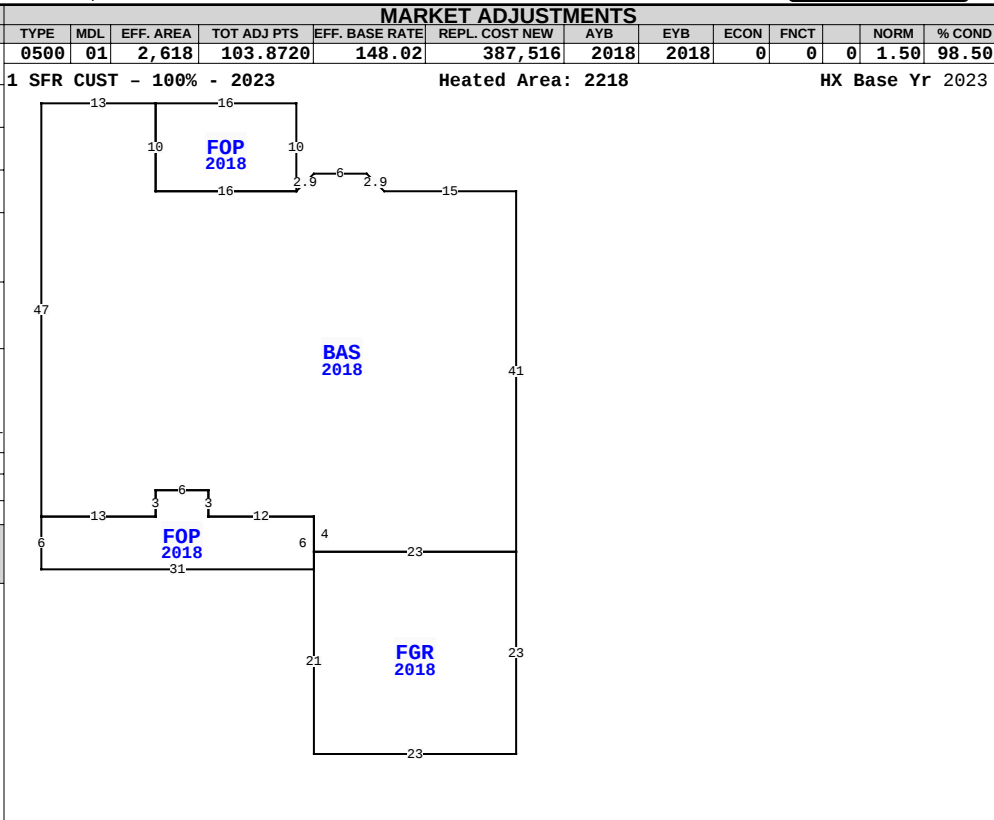
TOTALS 3,111 2,618 381,703

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
1	0810	CONCRETE A	0 100	6	3	18.00	SF	6.50	6.50	100	2018	2018	3	98	115	
2	0812	CONCRETE C	0 100	0	0	2,088.00	SF	4.00	4.00	100	2018	2018	3	98	8,185	
3	0476	VF 6 SBPL	0 100	0	0	130.00	LF	32.00	32.00	100	2020	2020	3	98	4,077	

LAND DESCRIPTION

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	1.06	AC		1.00	1.00	1.00	80,000.00	80,000.00	84,800							



96054 ESTATE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF																12,377
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VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		381,703
TOTAL MARKET OB/XF VALUE		12,377
TOTAL LAND VALUE - MARKET		84,800
TOTAL MARKET VALUE		478,880
SOH/AGL Deduction		207,882
ASSESSED VALUE		270,998
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		220,998
TOTAL JUST VALUE		478,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803148	CO ISSUED	0	08/29/2018
B1803148	NEW CONSTR	297,044	03/27/2018

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2553/1397	4/04/2022	WD	Q	I	01	550,000

GRANTOR: JOHNSON STEVEN E JR &
GRANTEE: ZORZI WARREN R JR &
2220/1979 8/31/2018 WD U I 30 237,500
GRANTOR: JOHNSON STEVEN E
GRANTEE: JOHNSON STEVEN E JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W15 U2 L2 W6 L2 D2 FOP=[YR=2018] N10 W16 S10 E16\$ W16 N10 W13 S47 FOP=[YR=2018] S6 E31 FGR=[YR=2018] S21 E23 N23 W23 S2\$ N6 W12 N3 W6 S3 W13\$ E13 N3 E6 S3 E12 S4 E23 N41\$.