



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,552	100	1,552	149,228
BAS	400	100	400	38,461
BAS	260	100	260	24,999
DCK	302	10	30	2,885
FOP	126	30	38	3,654
STP	28	10	3	288
STR	48	10	5	481
UOP	45	20	9	865

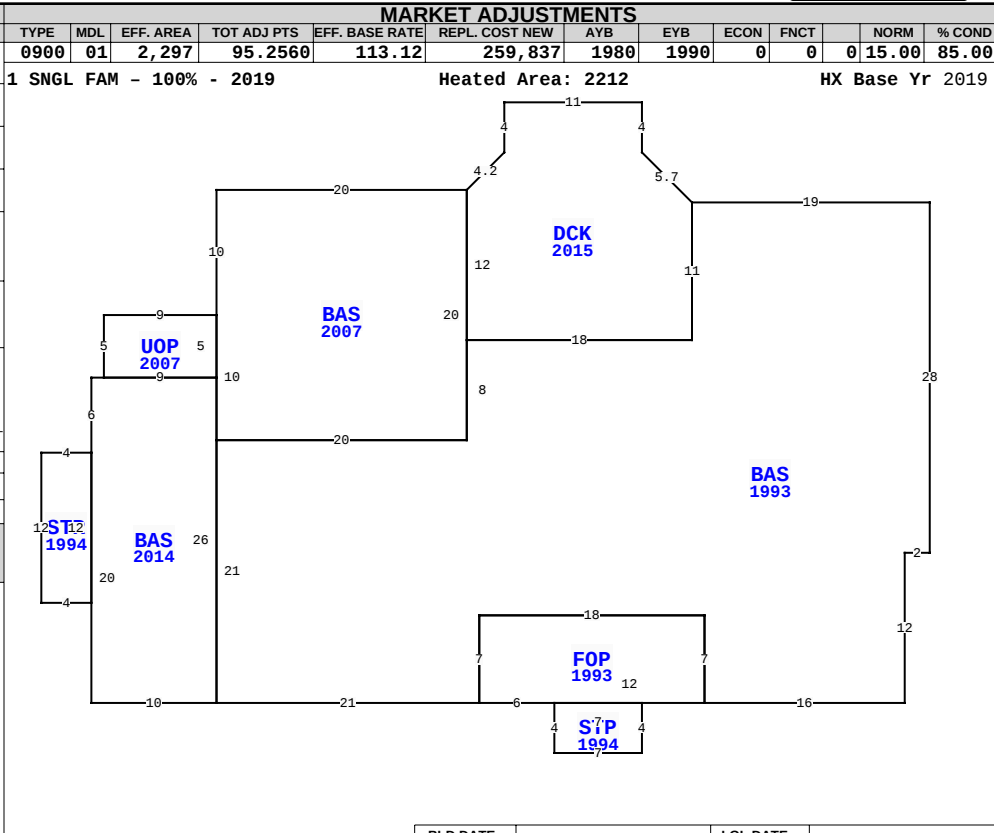
TOTALS	2,761		2,297	220,861
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0300	BOAT DCK W	0	100	200	5	1,000.00	SF	46.00	46.00	100	2000	2000	3	29	13,340	
5	0811	CONCRETE B	0	100	230	3	690.00	SF	5.20	5.20	100	2016	2016	3	97	3,480	
6	0812	CONCRETE C	0	100	0	0	1,470.00	SF	4.00	4.00	100	2016	2016	3	97	5,704	
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2018	2018	3	86	1,978	
8	0303	FLT DOCK W	0	100	20	10	200.00	SF	29.90	29.90	100	2018	2018	3	90	5,382	
9	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2018	2018	3	86	1,720	
10	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2018	2018	3	86	1,290	
11	0866	POOL FIBER	0	100	0	0	390.00	SF	72.00	72.00	100	2022	2022	3	100	28,080	
12	0810	CONCRETE A	0	100	0	0	1,396.00	SF	6.50	6.50	100	2022	2022	3	100	9,074	

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	000130	C	SFR WATER	100		RS-1	100.00	484.00	100.00	FF	6	1.04	1.00	1.04	2,700.00	2,808.00	280,800							



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

TOTAL OB/XF																	71,763
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
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TOTAL OB/XF

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NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,860
TOTAL MARKET OB/XF VALUE		71,763
TOTAL LAND VALUE - MARKET		280,800
TOTAL MARKET VALUE		633,423
SOH/AGL Deduction		166,624
ASSESSED VALUE		466,799
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		416,799
TOTAL JUST VALUE		633,423
NCON VALUE		37,154
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006269	SWIM POOL	27,850	04/21/2022
R2102393	ROOF	11,900	03/02/2021
B1529852	GARAGE	112,842	01/01/2015
B0108887	XFOB	7,420	11/01/2001
985494	XFOB	1,501	10/01/1998
R970622	REPAIR/RRF	3,000	07/01/1997

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
1826/0848	11/02/2012	WD Q	I 02
GRANTOR: MAIN MARY CONSTANCE C			
GRANTEE: WILSON ADAM & HILAR			
1762/0489	10/17/2011	WD U	I 30
GRANTOR: MAIN ORRIN H			
GRANTEE: THE ORRIN H MAIN RE			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W19 DCK=[YR=2015] U4 L4 N4 W11 S4 L3 D3			
BAS=[YR=2007] W20S10 UOP=[YR=2007] W9 S5 BAS=[YR=2014] W1			
S6 STR=[YR=1994] W4 S12 E4 N12S S20 E10 N26 W9S E9 N5S S10			
E20 N20S S12 E18 N11S S11 W18 S8 W20 S21 E21 FOP=[YR=1993]			
E6 STP=[YR=1994] S4 E7 N4 W7S E12 N7 W18 S7S N7 E18S7 E16 N12			
E2 N28 \$.			

WILSON ADAM & HILLARY
96105 DOLPHIN WAY
YULEE, FL 32097

2023

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