LOT 43
IN OR 1686/712
BLACKROCK HAMMOCK PB 6/286

PATEL AMIT K & MEGHNA
96017 TARA GLEN LN
YULEE, FL 32097-8601

2023

50-3N-28-016B-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

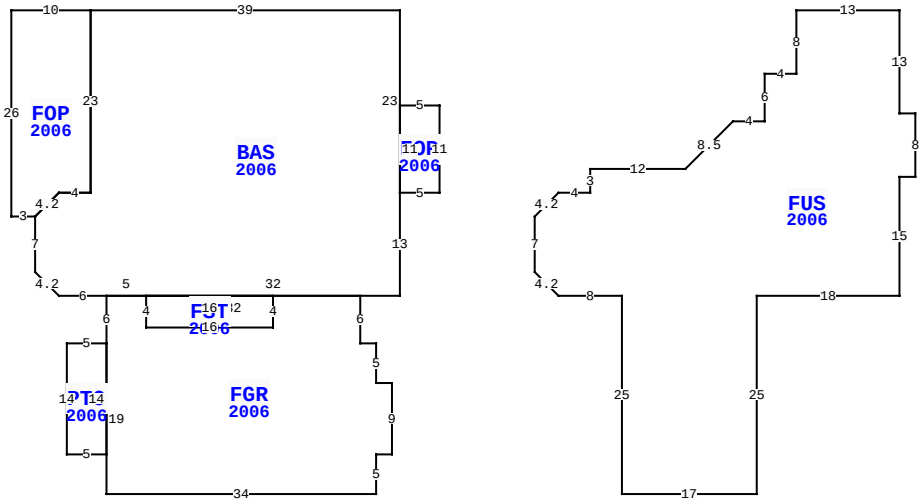
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,486	100	1,486	193,310
FGR	856	55	471	61,271
FOP	55	30	16	2,081
FOP	244	30	73	9,496
FST	64	55	35	4,553
FUS	1,497	100	1,497	194,742
PTO	70	5	4	521
TOTALS	4,272		3,582	465,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,582	99.2250	141.40	506,495	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2011 Heated Area: 2983 HX Base Yr 2011



96017 TARA GLEN LN, YULEE

BLD DATE	04/04/2023	NW	LGL DATE
XF DATE	03/14/2007	OOTO	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		465,975
TOTAL MARKET OB/XF VALUE		18,381
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		599,356
SOH/AGL Deduction		292,167
ASSESSED VALUE		307,189
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		257,189
TOTAL JUST VALUE		599,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13809	NEW CONSTR	0	03/01/2005
E14560	ELEC OTHER	2,000	03/01/2005
M09450	MECH OTHER	0	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1686/0712	6/17/2010	WD	U	I	11	256,100
GRANTOR: WELLS FARGO BANK NA T						
GRANTEE: PATEL AMIT KUMAR &						
1655/0660	12/17/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W39 FOP=[YR=2006] W10 S26 E3 U3 R3 E4 N23 $ S23 W4 D3 L3 S7 D3 R3 E6 FGR=[YR=2006] S6 PTO=[YR=2006] W5 S14 E5 N14 $ S19 E34 N5 E2 N9 W2 N5 W2 N6 W32 $ E5 FST=[YR=2006] S4 E16 N4 W16 $ E32 N13 FOP=[YR=2006] E5 N11 W5 S11 $ N23 $ PTR=E50 FUS=[YR=2006] E13 S13 E2 S8 W2 S15 W18 S25 W17 N25 W8 U3 L3 N7 R3 U3 E4 N3 E12 U6 R6 E4 N6 E4 N8 $ W50 $.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	0	0	2,400.00	SF	7.00	7.00	100	2006	2006	3	88	14,784	
2	1124	CB/STC 4"	0	100	0	0	72.00	SF	6.50	6.50	100	2006	2006	3	88	412	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 18,381

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 11/29/2018 BY KWX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS