LOT 44
BLACKROCK HAMMOCK PB 6/286

ARMSTRONG FELECIA J & ALAN QUINCEY
96067 TARA GLEN LN
YULEE, FL 32097

2023

50-3N-28-016B-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

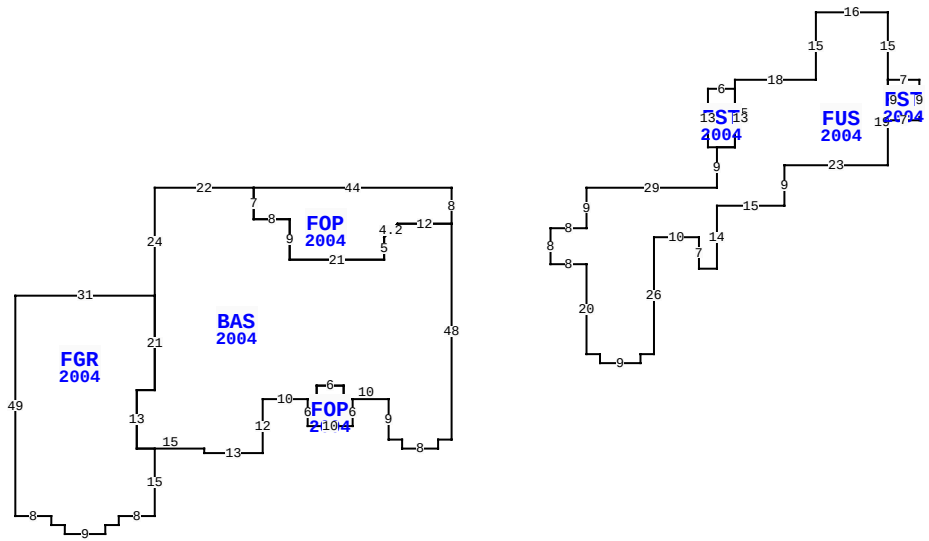
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	02	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	3,039	100	3,039	407,357
FGR	1,515	55	833	111,658
FOP	78	30	23	3,083
FOP	517	30	155	20,777
FST	63	55	35	4,692
FST	78	55	43	5,764
FUS	1,856	100	1,856	248,784
TOTALS	7,146		5,984	802,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,984	103.3695	147.30	881,443	2004	2004	0	0	0	9.00	91.00

1 SFR CUST – 0% - 0 Heated Area: 4895 HX Base Yr



96067 TARA GLEN LN, YULEE

BLD DATE	04/04/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	802,113
TOTAL MARKET OB/XF VALUE	49,200
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	966,313
SOH/AGL Deduction	181,071
ASSESSED VALUE	785,242
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	785,242
TOTAL JUST VALUE	966,313
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	821,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/0883	2/23/2023	WD	Q	I	01	1,125,000
GRANTOR: BUNNELL WALTER G III						
GRANTEE: ARMSTRONG FELECIA J						
1253/1193	8/18/2004	QC	U	V	06	100
GRANTOR: BUNNELL D W TRUSTEE						
GRANTEE: BUNNELL WALTER G II						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W44 BAS=[YR=2004] W22 S24 FGR=[YR=2004] W31 S49 E8 S2 E3 S2 E9 N2 E3 N2 E8 N15 W4 N13 E4 N21 $ S21 W4 S13 E15 S1 E13 N12 E10 FOP=[YR=2004] S6 E10N6 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E10 S9 E3 S2 E8 N2 E3 N48 W12 D3 L3 S5 W21 N9 W8 N7 $ S7 E8 S9 E21 N5 U3 R3 E12 N8 $ PTR= E30 FUS=[YR=2004] E29 N9 FST=[YR=2004] W2 N13 E6 S13W4 $E4 N15 E18 N15 E16 S15 FST=[YR=2004] E7 S9 W7 N9 $ S19 W23 S9 W15 S14 W4 N7 W10 S26 W3 S2 W9 N2 W3 N20 W8 N8 E8 N9 $W30$.

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	0812	CONCRETE C	0	0	0	0	4,282.00	SF	4.00	4.00	100	2004	2004	3	86	14,730	
2	0911	SCRN RM A	0	0	52	0	1,300.00	SF	17.50	17.50	100	2004	2004	3	24	5,460	
3	0861	POOL GUNIT	0	0	0	0	490.00	SF	85.00	85.00	100	2004	2004	3	40	16,660	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
5	0845	KOOL DECK	0	0	0	0	706.00	SF	7.25	7.25	100	2004	2004	3	86	4,402	
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	24	480	
7	1126	CB/STC 8"	0	0	0	0	84.00	SF	8.00	8.00	100	2004	2004	3	86	578	
8	0855	CONC PAVER	0	0	0	0	878.00	SF	5.00	5.00	100	2004	2004	3	86	3,775	

LAND DESCRIPTION

TOTAL OB/XF 49,200

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	0		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 01/16/2019 BY KWA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS