

LOT 2
IN OR 1907/290
EIGHTFOLD ACRES R/P PBK 8/40

GRINDE STEVEN M/KULBEL MANDY R
97045 EIGHTFOLD PATH
YULEE, FL 32097

2023

50-3N-28-0400-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

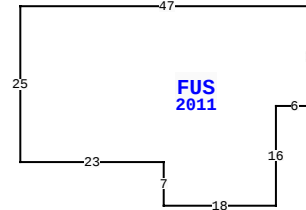
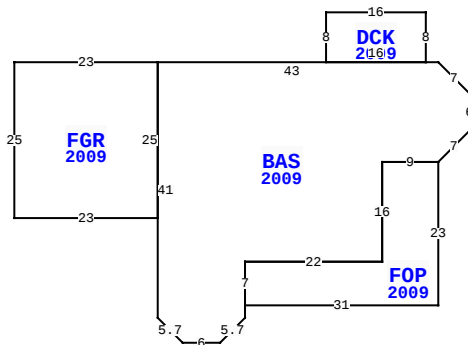
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,517	100	1,517	210,333
DCK	128	10	13	1,803
FGR	575	55	316	43,813
FOP	361	30	108	14,974
FUS	1,247	100	1,247	172,897
TOTALS	3,828		3,201	443,819

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	100	3	300.00	SF	6.50	
2	0812	CONCRETE C	0 100	0	0	1,842.00	SF	4.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000115	C	SFR ACRES	100	0008		0.00	0.00	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,201	124.2092	147.50	472,148	2009	2009	0	0
1 SNGL FAM - 100% - 2015									
Heated Area: 2764					HX Base Yr 2015				



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								443,819	
TOTAL MARKET OB/XF VALUE								8,480	
TOTAL LAND VALUE - MARKET								111,200	
TOTAL MARKET VALUE								563,499	
SOH/AGL Deduction								224,030	
ASSESSED VALUE								339,469	
TOTAL EXEMPTION VALUE								50,000	
BASE TAXABLE VALUE								289,469	
TOTAL JUST VALUE								563,499	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								426,039	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922397	CO ISSUED	0	09/21/2019
B0922397	NEW CONSTR	0	04/01/2019
B1124656	COMPLTN OF FUS	8,800	04/29/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1907/0290	3/11/2014	WD	Q	I	02	374,000	
GRANTOR: HORGAN MARY M							
GRANTEE: GRINDE STEVEN M & M							
1670/0874	4/02/2010	QC	U	V	11	100	
GRANTOR: HORGAN MARY MARGARET							
GRANTEE: ALMOND MARY L/E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W2 DCK=[YR=2009] N8 W16 S8 E16 \$ W43 FGR=[YR=2009] W23 S25 E23 N25 \$ S41 D4 R4 E6 U4 R4 N2 FOP=[YR=2009] E31 N23 W9 S16 W22 S7 \$ N7 E22 N16 E9 U5 R5 N6 U5 L5 \$ PTR= E30 FUS=[YR=2011] E47 S16 W6 S16 W18 N7 W23 N25\$ W30 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0008		0.00	0.00	1.39

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
AC		1.00	1.00	1.00	80,000.00	80,000.00	111,200		