LOT 8
JORDANS COVE PB 6/359

DENNIS STEVEN J & JENNIFER A
96042 REILLY CT
YULEE, FL 32097

2023

50-3N-28-0950-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

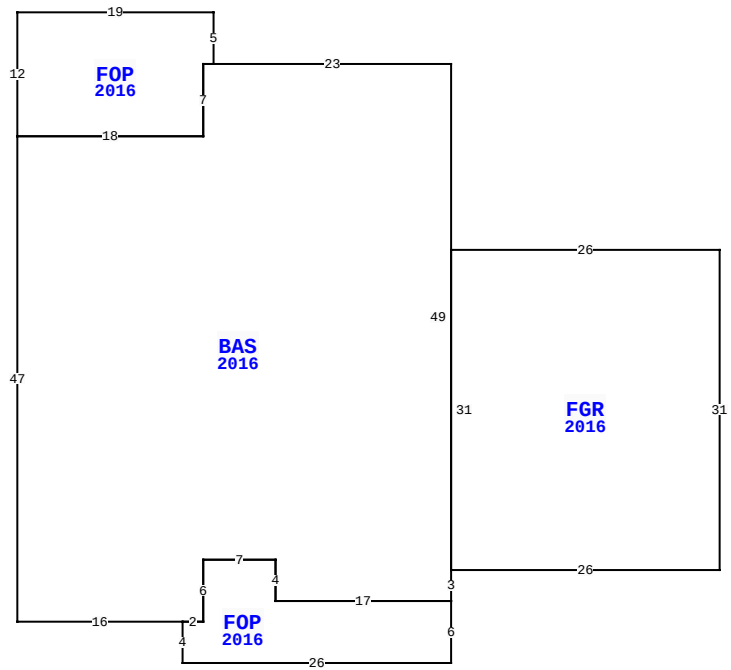
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4030.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,066	100	2,066	296,794
FGR	806	55	443	63,640
FOP	180	30	54	7,757
FOP	221	30	66	9,481
TOTALS	3,273		2,629	377,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,629	124.0800	147.34	387,357	2016	2016	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2022 Heated Area: 2066 HX Base Yr 2022



96042 REILLY CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		401,477
TOTAL MARKET OB/XF VALUE		25,059
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		506,536
SOH/AGL Deduction		108,055
ASSESSED VALUE		398,481
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		348,481
TOTAL JUST VALUE		506,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530995	CO ISSUED	0	03/02/2016
B1531069	30X40FGR	51,996	09/01/2015
B1530995	NEW CONSTR	276,721	08/01/2015
P1518642	NEW CONSTR	0	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/1305	9/16/2021	WD	Q	I	01	501,000
GRANTOR: DELGAUDIO GREGORY J						
GRANTEE: DENNIS STEVEN J & J						
2114/1512	4/04/2017	WD	U	I	11	100
GRANTOR: MRD REAL INVESTMENTS						
GRANTEE: DELGAUDIO GREGORY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W23 FOP=[YR=2016] N5 W19 S12 E18 N7 E1$ W1 S7 W18 S47 E16 FOP=[YR=2016] S4 E26 N6 W17 N4 W7 S6 W2$ E2 N6 E7 S4 E17 N3 FGR=[YR=2016] E26 N31 W26 S31$ N49$.

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	0810	CONCRETE A	0	100	0	0	396.00	SF	6.50	6.50	100	2016	2016	3	97	2,497	
2	0811	CONCRETE B	0	100	0	0	1,700.00	SF	5.20	5.20	100	2016	2016	3	97	8,575	
3	0811	CONCRETE B	0	100	0	0	2,773.00	SF	5.20	5.20	100	2016	2016	3	97	13,987	

LAND DESCRIPTION

TOTAL OB/XF 25,059

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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/01/2022 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

LOT 8
JORDANS COVE PB 6/359

DENNIS STEVEN J & JENNIFER A
96042 REILLY CT
YULEE, FL 32097

2023

50-3N-28-0950-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

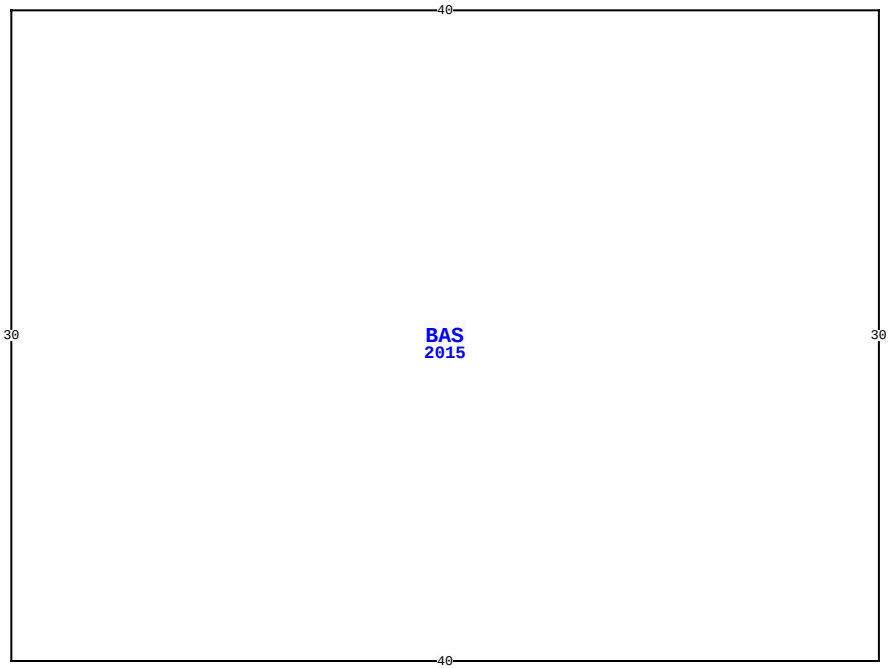
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4030.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	23,804
TOTALS	1,200		1,200	23,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	21.33	25,596	2015	2015	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2022 Heated Area: 1200 HX Base Yr 2022



96042 REILLY CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		401,477
TOTAL MARKET OB/XF VALUE		25,059
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		506,536
SOH/AGL Deduction		108,055
ASSESSED VALUE		398,481
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		348,481
TOTAL JUST VALUE		506,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/1305	9/16/2021	WD	Q	I	01	501,000
GRANTOR: DELGAUDIO GREGORY J						
GRANTEE: DENNIS STEVEN J & J						
2114/1512	4/04/2017	WD	U	I	11	100
GRANTOR: MRD REAL INVESTMENTS						
GRANTEE: DELGAUDIO GREGORY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W40 S30 E40 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/01/2022 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS