

PORCH SWING PROPERTIES LLC
96015 CEDAR AVE
YULEE, FL 32097

51-3N-27-0000-0017-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

15

CONC BLOCK 80

Exterior Wall

27

PREFIN MTL 20

Roof Structur

04

WOOD TRUSS 100

Roof Cover

04

BUILT-UP 100

Interior Wall

04

PLYWOOD 100

Interior Floo

03

CONC FINSH 70

Interior Floo

15

HARDTILE 30

Ceiling

02

F.NOT SUS 100

Air Condition

01

WINDOW 100

Heating Type

02

NONE 100

Fixtures

6

100

Frame Story Height

03

MASONRY 100

RMS

10

100

Stories Units

2

100

BUD8 Adjustme

1.

1. 100

Occupancy

04

DIST 01 100

Quality

00

OWNER OCC 100

DOR CODE

02

Quality Level 02

MAP NUM

1100

STORES, 1 STORY

NEIGHBORHOOD/LOC

04

MKT AREA

TOTAL GROSS AREA

1,276

TOT ADJ AREA

949

SUBAREA MARKET VALUE

58,288

BAS

363

100

363

22,296

BAS

81

100

81

4,975

BAS

448

100

448

27,516

CAN

150

30

45

2,764

PTO

234

5

12

737

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

11010494983.8498122.84116,575196119610050.0050.00

1 RETAILSTOR - 0% - 0Heated Area: 892HX Base Yr

3159283

1199

224911161622

22720631

CAN 2011BAS 1993BAS 1994PTO 2011

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUE

NCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

273,395

PERMIT NUMDESCRIPTIONAMTISSUED

B1633312REPAIR/RRF012/09/2016

R024222REPAIR/RRF2,40007/01/2002

3344TANKS/BLRS12,00004/02/1990

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / RSN CD SALE PRICE

1302/14903/18/2005WD Q I0295,000

GRANTOR: EZELL INVESTMENT CO

GRANTEE: PORCH SWING PROPERT

1295/06302/14/2005QC U I 06100

GRANTOR: MULLIN MIKE FOR

GRANTEE: EZELL INVESTMENT CO

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2011] W3 BAS=[YR=1994] W28 BAS=[YR=1994] W9 BAS=[YR=1993] W15 CAN=[YR=2011] W3 S22 E27N2W20N9W4 N11\$S11E4S9E20N11W9N9\$S9E9N9\$ S16E28N16\$S16W28S6E31N22\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001100CSTORE 1FLR00004CI0.000.0036,797.00SF1.001.001.004.004.00147,188

EXTRA FEATURES

850914 US HWY 17, YULEE

BLD DATEXF DATEINC DATE01/06/2017KKLGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10940SHEDS/PORTE00816128.00SF20.1020.1010019861986320515

20810CONCRETE A002228616.00SF6.506.5010019701970322881

30424CL FNC 6'0000100.00LF20.0020.0010019801980320400

40463FENCE GATE00002.00UT300.00300.0010019931993332192

50803ASPHALT C00007,363.00SF2.002.00100199019903507,363

60098AWNING MTL0015460.00SF11.0511.0510020112011355365

70402CONC BUMPE00002.00UT25.0025.001001992199237437

80400CONC CURB0000206.00LF15.0015.00100198019803491,514

90978SECURTY LT00001.00UT301.50301.501001980198032060

101242WD DECK A0016696.00SF10.0010.0010019921992320192

REVIEW DATE06/14/2022BYHSA

Total Acres: 0.00Total Land Value: 147,188Market: 0Agricultural: 0Common: 147,188PRINTED 08/02/2023 BY SYS

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