

KNIGHT JUANITA T
P O BOX 228
YULEE, FL 32041-0228

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 19 COMMON BRK 100										0100 01 2,134 132.5940 119.67 255,376 1964 1969 0 0 36.50 63.50										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 0 Heated Area: 1604 HX Base Yr										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 162,164									
Interior Wall 04 PLYWOOD 100																				TOTAL MARKET OB/XF VALUE 5,189									
Interior Floo 14 CARPET 100																				TOTAL LAND VALUE - MARKET 123,665									
Air Condition 03 CENTRAL 100																				TOTAL MARKET VALUE 291,018									
Heating Type 04 AIR DUCTED 100																				SOH/AGL Deduction 185,539									
Bedrooms 3 100																				ASSESSED VALUE 105,479									
Bathrooms 2 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Frame 03 MASONRY 100																				BASE TAXABLE VALUE 55,479									
Stories 1. 1. 100																				TOTAL JUST VALUE 291,018									
Units 0 100																				NCON VALUE 0									
BUD8 Adjustme 04 DIST 01 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 211,174									
Quality 05 Quality Level 05																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B25289 R/R 1,660 11/01/2011									
MAP NUM MKT AREA 04																				485 CHNGE SRVC 2,600 10/01/1993									
NEIGHBORHOOD/LOC 4053.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,604 100 1,604 121,889																													
FOP 234 30 70 5,319																													
FST 120 55 66 5,015																													
UDG 672 55 370 28,117																													
UOP 120 20 24 1,824																													
TOTALS 2,750 2,134 162,164																													
EXTRA FEATURES										86242 PAGES DAIRY RD, YULEE																			
L N 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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1980 1980 3 49 1,715																													
2 0810 CONCRETE A 0 100 42 3 126.00 SF 4.36 4.36 100 1965 1965 3 20 110																													
3 0803 ASPHALT C 0 100 0 0 2,212.00 SF 2.00 2.00 100 1975 1975 3 50 2,212																													
4 0680 POLE SHED 0 100 12 18 216.00 SF 10.00 10.00 100 1980 1980 3 20 432																													
5 0680 POLE SHED 0 100 18 8 144.00 SF 10.00 10.00 100 1996 1996 3 25 360																													
6 0680 POLE SHED 0 100 18 8 144.00 SF 10.00 10.00 100 1996 1996 3 25 360																													
LAND DESCRIPTION										TOTAL OB/XF 5,189																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000102 C SFR/MH 100 0006 OR 0.00 0.00 1.54 AC 1.00 1.00 1.00 80,000.00 80,000.00 123,200																													
2 009630 C SWAMP 0 0.00 0.00 0.93 AC 1.00 1.00 1.00 500.00 500.00 465																													
REVIEW DATE 01/20/2023 BY NWA										Total Acres: 2.47 Total Land Value: 123,665 Market: 0 Agricultural: 0 Common: 123,665										PRINTED 08/02/2023 BY SYS									