

TERRY ROY JR/TERRY JOHNNIE E ET AL
8476 SHELDON RD APT #106
ELK GROVE, CA 95624

51-3N-27-0000-0044-0000

[illegible]

TERRY ROY JR/TERRY JOHNNIE E ET AL
8476 SHELDON RD APT #106
ELK GROVE, CA 95624

51-3N-27-0000-0044-0000

BUILDING CHARACTERISTICS

ELEMENTCD

03

BELOW AVG. 100

03

GABLE/HIP 100

05

COMP SHNGL 100

05

DRYWALL 100

09

PINE WOOD 100

01

NONE 100

01

NONE 100

01

2 100

02

1 100

02

WOOD FRAME 100

1.

1. 100

0 100

04

DIST 01 100

00

NONE 100

02

Quality Level 02

0100

SINGLE FAMILY

MKT AREA

04

4051.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

560

100

560

11,883

SFB

189

80

151

3,204

TOTALS

749

711

15,087

EXTRA FEATURES

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

LAND DESCRIPTION

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

REVIEW DATE

01/16/2020

BY

KWNW

Total Acres:

0.00

Total Land Value:

127,410

Market:

0

Agricultural:

0

Common:

127,410

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTS

REPL. COST NEWAYB

EYECONFNCT

APNORM% COND

0100071178.375070.7350,28919621962002050.0030.00

Heated Area: 711

HX Base Yr

SFB
1993

BAS
1993

BLD DATE12/20/2019KKA

XF DATE12/20/2019KKA

LGL DATELAND DATEAG DATE

12/20/2019KKA

86035 CHARMED WAY, YULEE

86035 CHARMED WAY, YULEE

NASSAU COUNTY PROPERTY

PAGE 2 of 2

4

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE69,878

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET127,410

TOTAL MARKET VALUE197,288

SOH/AGL Deduction114,943

ASSESSED VALUE82,345

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE82,345

TOTAL JUST VALUE197,288

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE127,510

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / IRSN CD SALE PRICE

1610/04023/12/2009PR U I I19100

GRANTOR: WHITE ERNEST LEE ETAL

GRANTEE: TERRY ROY JR ETAL

0099/05531/01/1970TA U I I2,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W27 S7 BAS=[YR=1993] W1 S20 E28 N20 W27\$ E27 N7\$.