IN OR 2193/22

COYNE BRIAN C L/E/
86154 WILLIAMS AVE
YULEE, FL 32097

2023

51-3N-27-0000-0048-0010

BUILDING CHARACTERISTICS

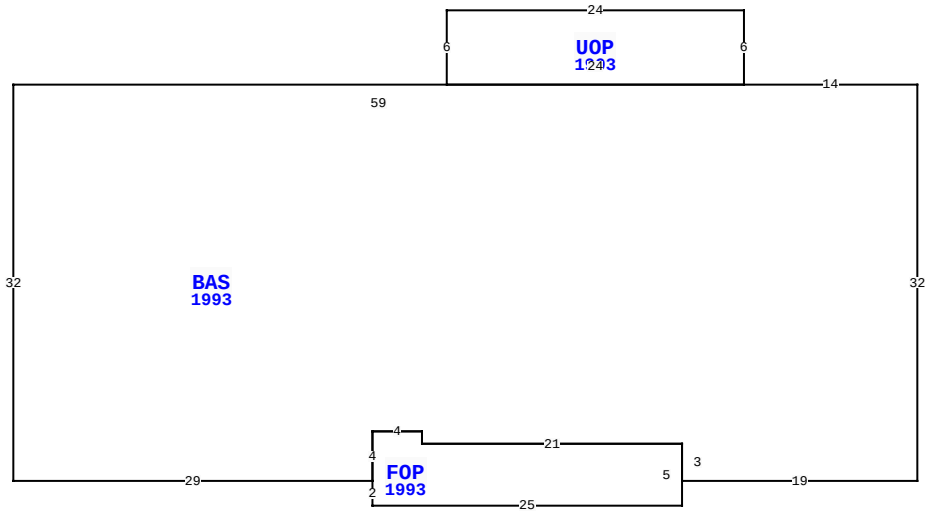
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,257	100	2,257	190,341
FOP	129	30	39	3,289
UOP	144	20	29	2,446
TOTALS	2,530		2,325	196,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,325	131.6091	118.78	276,164	1984	1984	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 2016 Heated Area: 2257 HX Base Yr 2016



86154 WILLIAMS AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,076
TOTAL MARKET OB/XF VALUE		14,096
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		290,172
SOH/AGL Deduction		128,991
ASSESSED VALUE		161,181
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		106,181
TOTAL JUST VALUE		290,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633347	CARPORT	13,928	11/01/2016
972252	CHNGE SRVC	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2193/0022	4/26/2018	LE	U	I	11	100
GRANTOR: COYNE BRIAN C & BARBA						
GRANTEE: WARD JENNIFER L						
1962/0107	2/09/2015	WD	Q	I	02	182,500
GRANTOR: JOHNSON BRIAN K & MAR						
GRANTEE: COYNE BRIAN C & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=1993] N6 W24 S6 E24$ W59 S32 E29
FOP=[YR=1993] S2 E25 N5 W21 N1 W4 S4$ N4 E4 S1 E21 S3 E19
N32$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
2	0811	CONCRETE B	0	100	0	0	1,104.00	SF	5.20	5.20	100	1993	1993	3	68	3,904	
3	1242	WD DECK A	0	100	0	0	244.00	SF	10.00	10.00	100	1990	1990	3	20	488	
4	0510	GARAGE WD-	0	100	22	22	484.00	SF	35.00	35.00	100	1990	1990	3	20	3,388	
5	0811	CONCRETE B	0	100	0	0	896.00	SF	5.20	5.20	100	2010	2010	3	92	4,286	

LAND DESCRIPTION

TOTAL OB/XF 14,096

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-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/30/2017 BY TWSB Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS