IN OR 793 PG 1407
1/2 HX INT

HART LOREATHA GAIL EST &/DWINNELL CYNTHIA GAIL
C/O MICHAEL A HART
YULEE, FL 32097

2023

51-3N-27-0000-0060-0020

BUILDING CHARACTERISTICS

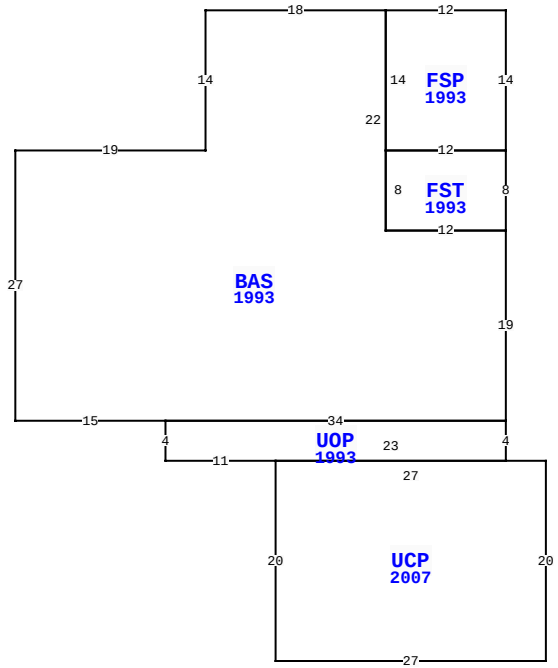
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	1,479	93,517
FSP	168	40	67	4,236
FST	96	55	53	3,351
UCP	540	20	108	6,829
UOP	136	20	27	1,708
TOTALS	2,419		1,734	109,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,734	94.2000	85.02	147,425	1961	1971	0	0	0	25.63	74.37

1 SINGLE FAM – 10% - 2017 Heated Area: 1479 HX Base Yr 2017



86001 BOBBY DR, YULEE

BLD DATE	11/22/2019	KKA	LGL DATE	
XF DATE	11/22/2019	KKA	LAND DATE	06/20/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		109,640
TOTAL MARKET OB/XF VALUE		1,460
TOTAL LAND VALUE - MARKET		40,800
TOTAL MARKET VALUE		151,900
SOH/AGL Deduction		23,900
ASSESSED VALUE		128,000
TOTAL EXEMPTION VALUE	HA HAB	9,498
BASE TAXABLE VALUE		118,502
TOTAL JUST VALUE		151,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0793/1407	5/16/1997	WD	U	I	06	100

GRANTOR: HART LOREATHA GAIL

GRANTEE: HART LOREATHA & CYN

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W12 BAS=[YR=1993] W18 S14 W19 S27 E15 UOP=[YR=1993] S4 E11 UCP=[YR=2007] S20 E27 N20 W27$ E23 N4 W34$ E34 N19 FST=[YR=1993] N8 W12 S8E12$ W12 N22$ S14 E12 N14$.

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	0803	ASPHALT C	0	10	0	0	1,460.00	SF	2.00	2.00	100	1984	1984	3	50	1,460	

LAND DESCRIPTION

TOTAL OB/XF 1,460

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	10		RS-2	100.00	220.00	0.51	AC		1.00	1.00	1.00	80,000.00	80,000.00	40,800							

REVIEW DATE 11/22/2019 BY KKA Total Acres: 0.51 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 08/02/2023 BY SYS