

LOT 9
IN OR 1216/374
ESMT PT OR 1117/1699

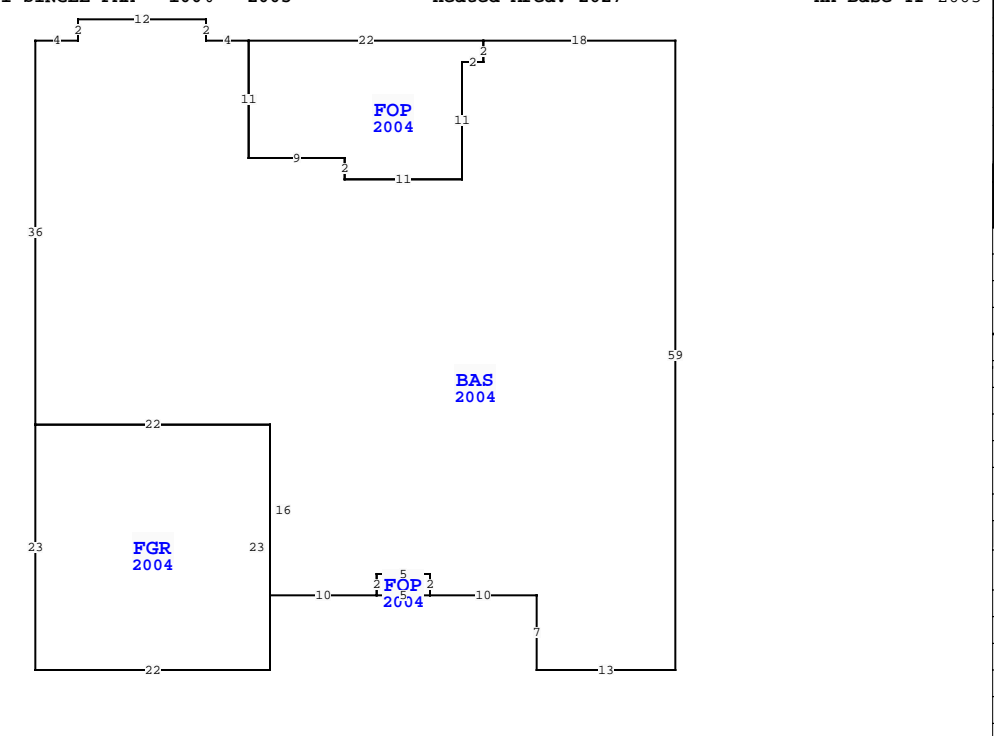
REUTER THOMAS JOSEPH &/DUKE-REUTER MICHELE M
86515 WORTHINGTON DRIVE
YULEE, FL 32097

2023

51-3N-27-1626-0009-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
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
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,982	112.6026	101.62	303,031	2004	2004		0	0	9.00	91.00		



Quality	05 Quality Level 05			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4039.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,627	100	2,627	242,930
FGR	506	55	278	25,708
FOP	10	30	3	278
FOP	246	30	74	6,843
TOTALS	3,389		2,982	275,758

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
1	0812	CONCRETE C	0	100	0	1,381.00	SF	4.00	4.00	100	2004	2004	3	86	4,751	

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			275,758
TOTAL MARKET OB/XF VALUE			4,751
TOTAL LAND VALUE - MARKET			96,000
TOTAL MARKET VALUE			376,509
SOH/AGL Deduction			181,514
ASSESSED VALUE			194,995
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			144,995
TOTAL JUST VALUE			376,509
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311946	NEW CONSTR	185,840	11/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1216/0374	3/18/2004	WD Q	Q	I		183,900

GRANTOR: MEADOWFIELD OF JACKSO
GRANTEE: REUTER THOMAS & MIC
1171/1763 9/16/2003 WD U V 19 23,500
GRANTOR: PAGE HILL ASSOCIATES
GRANTEE: MEADOWFIELD OF JAX

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2004] W18 FOP=[YR=2004] W22 S11 E9 S2 E11 N11 E2 N2\$
S2 W2 S11 W11 N2 W9 N11 W4 N2 W12 S2 W4 S36 FGR=[YR=2004] S23
E22 N23 W22\$ E22 S16 E10 FOP=[YR=2004] E5 N2 W5 S2\$ N2 E5 S2
E10 S7 E13 N59\$.

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.20	80,000.00	96,000.00	96,000									