

LOT 16  
IN OR 1778/250  
ESMT PT OR 117/1699

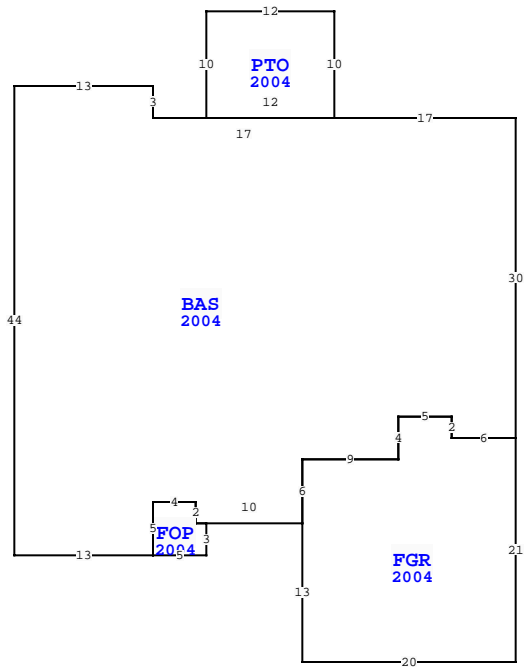
LANE ROBERT B & KATIE M  
86641 WORTHINGTON DR  
YULEE, FL 32097-6407

**2023**

51-3N-27-1626-0016-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
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
BAS	1,704	100	1,704
FGR	412	55	227
FOP	23	30	7
PTO	120	5	6
TOTALS	2,259		1,944

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,944	117.0708	105.66	205,403	2004	2009	0	0	6.00	94.00
1 SINGLE FAM - 100% - 2013 Heated Area: 1704 HX Base Yr 2013											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		193,079	
TOTAL MARKET OB/XF VALUE		4,323	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		277,402	
SOH/AGL Deduction		132,442	
ASSESSED VALUE		144,960	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		94,960	
TOTAL JUST VALUE		277,402	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		218,286	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001708	REPAIR/RRF	20,360	03/05/2020
B0311634	NEW CONSTR	119,156	09/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1778/0250	2/01/2012	WD Q	Q	I	01	138,500
GRANTOR: CROFT JACQUILINE C						
GRANTEE: LANE ROBERT B & KAT						
1209/0290	2/19/2004	WD Q	Q	I		138,900
GRANTOR: HALLMARK HOMES INC						
GRANTEE: BOUCHELLE JACQUILINE						

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	0811	CONCRETE B	0	100	0	0		821.00	5.20	100	2004	2004	3	86	3,672	
2	0940	SHEDS/PORT	0	100	10	12		120.00	20.10	100	2005	2005	3	27	651	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W17 PTO=[YR=2004] N10 W12 S10 E12\$ W17 N3 W13 S44 E13 FOP=[YR=2004] E5 N3 W1 N2 W4 S5\$ N5 E4 S2 E10 FGR=[YR=2004] S13 E20 N21 W6 N2 W5 S4 W9 S6\$ N6 E9 N4 E5 S2 E6 N30\$ .	

LAND DESCRIPTION																								
TOTAL OB/XF 4,323																								
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	1.00	80,000.00	80,000.00	80,000							