PT OF WATER PLANT LOT & PT OF
LOT 22 IN OR 2618/1824
NASSAU ACRES #2 R/P PBK 3/61

TRUST NO 862457PS/LAND TRUST SERVICE CORP TRSTEE
PO BOX 186
LAKE WALES, FL 33859

2023

51-3N-27-4800-000A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

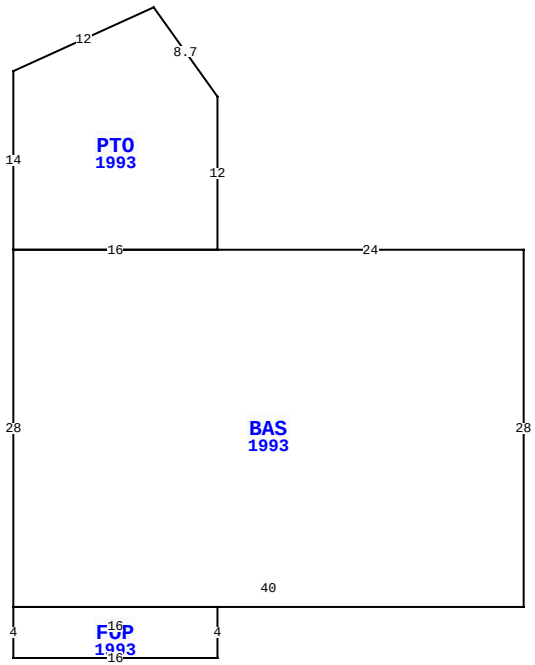
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,120	100	1,120	101,697
FOP	64	30	19	1,726
PTO	259	5	13	1,181
TOTALS	1,443		1,152	104,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,152	118.7200	107.14	123,425	1990	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 0 Heated Area: 1120 HX Base Yr



86247 PALMETTO ST, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		104,603
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		154,603
SOH/AGL Deduction		59,534
ASSESSED VALUE		95,069
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,069
TOTAL JUST VALUE		154,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3322	H/AC	3,400	03/05/1990
6143	NEW CONSTR	36,616	11/29/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/1824	2/03/2023	WD	U	I	11	100
GRANTOR: MORRIS DALLAS R & LOR						
GRANTEE: TRUST NO 86247PS						
1818/0621	10/04/2012	TD	Q	I	02	82,000
GRANTOR: FACHKO PATRICIA TRUST						
GRANTEE: MORRIS DALLAS R & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 PTO=[YR=1993] N12 U7 L5 D5 L11 S14 E16$ W16 S28 FOP=[YR=1993] S4 E16 N4 W16$ E40 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0007	RS-2	127.00	80.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/12/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS