LOT 13
IN OR 1194/1483
NASSAU ACRES SUB PB 3/48

PATTERSON ROBIN M
86134 FLORIDA AVE
YULEE, FL 32097

2023

51-3N-27-4800-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

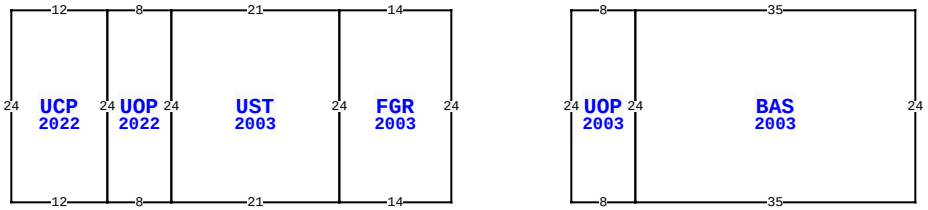
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	840	100	840	73,577
FGR	336	55	185	16,205
UCP	288	20	58	5,081
UOP	192	20	38	3,328
UOP	192	20	38	3,328
UST	504	45	227	19,883
TOTALS	2,352		1,386	121,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,386	110.6000	99.82	138,351	1992	1997	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 2005 Heated Area: 840 HX Base Yr 2005



86134 FLORIDA AVE, 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		121,403
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		171,403
SOH/AGL Deduction		71,879
ASSESSED VALUE		99,524
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,524
TOTAL JUST VALUE		171,403
NCON VALUE		10,405
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615617	REPAIR/RRF	4,500	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1194/1483	12/11/2003	WD	U	I	01	13,300
GRANTOR: PATTERSON ROBIN & LIN						
GRANTEE: PATTERSON ROBIN						
1193/0496	12/05/2003	QC	U	I	07	100
GRANTOR: PATTERSON WM & LINDA						
GRANTEE: PATTERSON ROBIN & L						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W14 UST=[YR=2003] W21 UOP=[YR=2022] W8
UCP=[YR=2022] W12 S24 E12 N24$ S24 E8 N24$ S24 E21 N24$ S24
E14 N24$ PTR=E15 UOP=[YR=2003] S24 E8 BAS=[YR=2003] E35
N24W35 S24$ N24 W8$ W15$.

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		RS-2	85.00	154.00	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