



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD ON PLY 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,226	100	1,226	90,742
FOP	20	30	6	444
PTO	128	5	6	444
UST	64	45	29	2,147

TOTALS	1,438		1,267	93,778
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0501	FP-AVERAGE	0	0	0	0	1.00	UT	3,350.00
3	0810	CONCRETE A	0	0	0	0	448.00	SF	6.50

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,267	108.2640	97.71	123,799	1964	1975	0	0	0	24.25	75.75
1 SINGLE FAM - 0% - 0 Heated Area: 1226 HX Base Yr												
PTO 2005 UST 1993 BAS 1993 FOP 2005												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												

86096 FLORIDA AVE, YULEE												
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			93,778
TOTAL MARKET OB/XF VALUE			4,640
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			148,418
SOH/AGL Deduction			20,321
ASSESSED VALUE			128,097
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			128,097
TOTAL JUST VALUE			148,418
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			119,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 1478	CHNGE SRVC	0	12/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2634/263	4/12/2023	WD	Q	I	01	195,000	
GRANTOR: BOYLAN PATRICK R							
GRANTEE: DESTEFANO STEVEN JR							
2343/0435	2/25/2020	WD	Q	I	02	119,000	
GRANTOR: GERGEL STEPHEN J LIVI							
GRANTEE: BOYLAN PATRICK R							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W23 UST=[YR=1993] N8 W8 PTO=[YR=2005] W16 S8 E16 N8 \$ S8 E8 \$ W29 S24 E17 N3 E6 FOP=[YR=2005] S4 E5 N4 W5 \$ E5 S4 E11 N1 E13 N24 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-2	80.00	133.00	1.00
TOTAL OB/XF 4,640									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000		