LOTS 20 & 21
IN OR 2037/1133
NASSAU ACRES SUB PB 3/48

OLSON CAROL CELESTE
86032 FLORIDA AVE
YULEE, FL 32097

2023

51-3N-27-4800-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

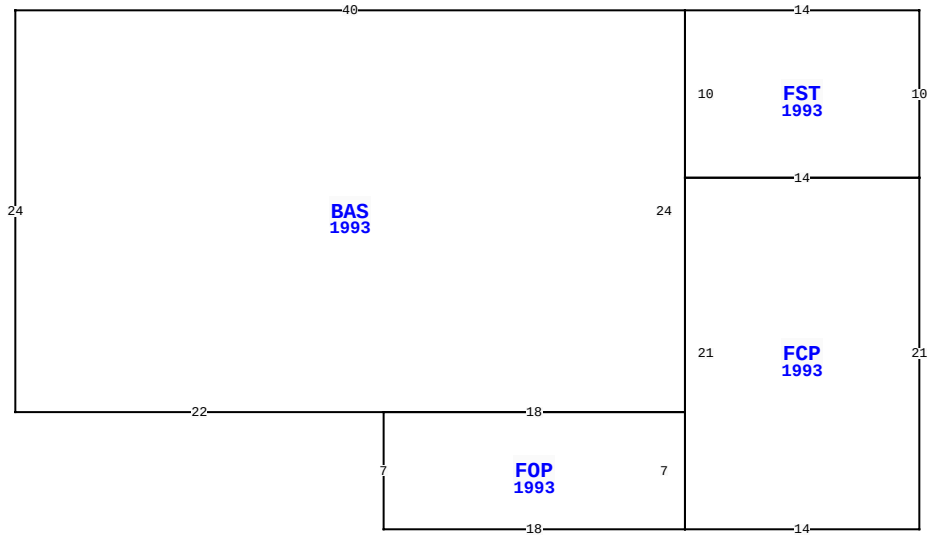
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	960	100	960	60,110
FCP	294	25	74	4,633
FOP	126	30	38	2,379
FST	140	55	77	4,822
TOTALS	1,520		1,149	71,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,149	116.9000	105.50	121,220	1959	1959	0	0	0	40.65	59.35

1 SINGLE FAM – 100% - 2017 Heated Area: 960 HX Base Yr 2017



86032 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		71,944
TOTAL MARKET OB/XF VALUE		3,439
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		175,383
SOH/AGL Deduction		95,925
ASSESSED VALUE		79,458
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		24,458
TOTAL JUST VALUE		175,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973515	CHNGE SRVC	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2037/1133	3/31/2016	WD	Q	I	01	95,000
GRANTOR: COOPER KITTY S						
GRANTEE: OLSON CAROL CELESTE						
1172/0960	9/17/2003	WD	Q	I		98,900
GRANTOR: MINTER TRAVIS C JR &						
GRANTEE: COOPER KITTY S						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W14 BAS=[YR=1993] W40 S24 E22 FOP=[YR=1993] S7E18 FCP=[YR=1993] E14 N21 W14 S21$ N7 W18$ E18 N24$ S10 E14 N10$.

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
1	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	100	1970	1970	3	20	402	
2	0850	PEBBLE WLK	0	100	3	3	9.00	SF	3.50	3.50	100	1994	1994	3	70	22	
3	0812	CONCRETE C	0	100	0	0	1,047.00	SF	4.00	4.00	100	1995	1995	3	72	3,015	

LAND DESCRIPTION

TOTAL OB/XF 3,439

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	207.00	100.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 12/12/2022 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS