LOT 22 (EX PT IN OR 1818/621)
NASSAU ACRES #2 R/P PBK3/61

SANDFORD GARY LEE & BRENDA SUE
86223 PALMETTO STREET
YULEE, FL 32097

2023

51-3N-27-4820-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

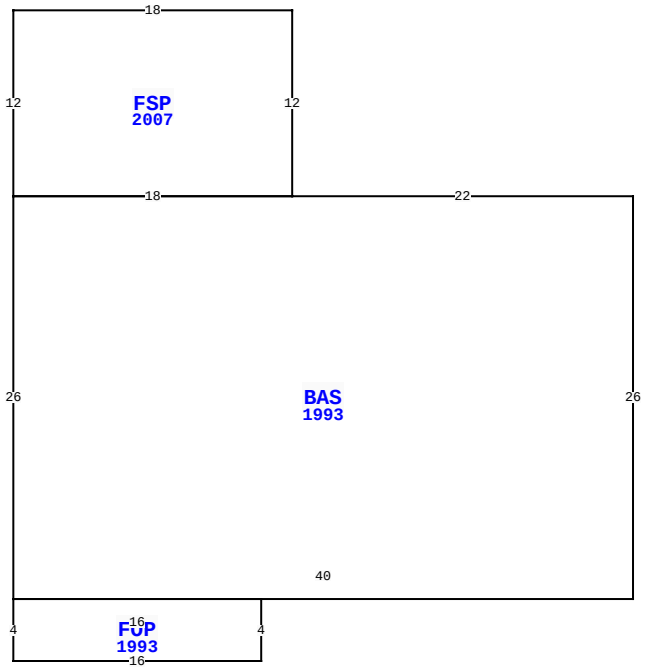
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	95,789
FOP	64	30	19	1,750
FSP	216	40	86	7,921
TOTALS	1,320		1,145	105,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,145	122.9600	110.97	127,061	1988	1988	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 0 Heated Area: 1040 HX Base Yr



86223 PALMETTO ST, YULEE

BLD DATE	11/26/2019	KKA	LGL DATE	
XF DATE	11/26/2019	KKA	LAND DATE	11/26/2019 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		105,461
TOTAL MARKET OB/XF VALUE		5,998
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		161,459
SOH/AGL Deduction		84,739
ASSESSED VALUE		76,720
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		26,720
TOTAL JUST VALUE		161,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18407	SCRN RM	9,500	10/31/2006
4574	NEW CONSTR	31,000	12/31/1987
4750	NEW CONSTR	9,000	12/31/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0552/0307	9/13/1988	WD	Q	I		49,300

GRANTOR: FACHKO RAYMOND
GRANTEE: SANDFORD GARY LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FSP=[YR=2007] N12 W18 S12 E18$ W18 S26
FOP=[YR=1993] S4 E16 N4 W16$ E40 N26$.

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	0351	CARPORT MT	0	100	20	20	400.00	SF	5.60	5.60	100	1998	1998	3	20	448	
2	0940	SHEDS/PORT	0	100	25	10	250.00	SF	30.00	30.00	100	2015	2015	3	74	5,550	

LAND DESCRIPTION

TOTAL OB/XF 5,998

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	120.00	100.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/26/2019 BY KKA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS