LOT 23
IN OR 1158/714
NASSAU ACRES #2 PB 3/61

STAFFORD WAYNE A
86203 PALMETTO STREET
YULEE, FL 32097-7722

2023

51-3N-27-4820-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

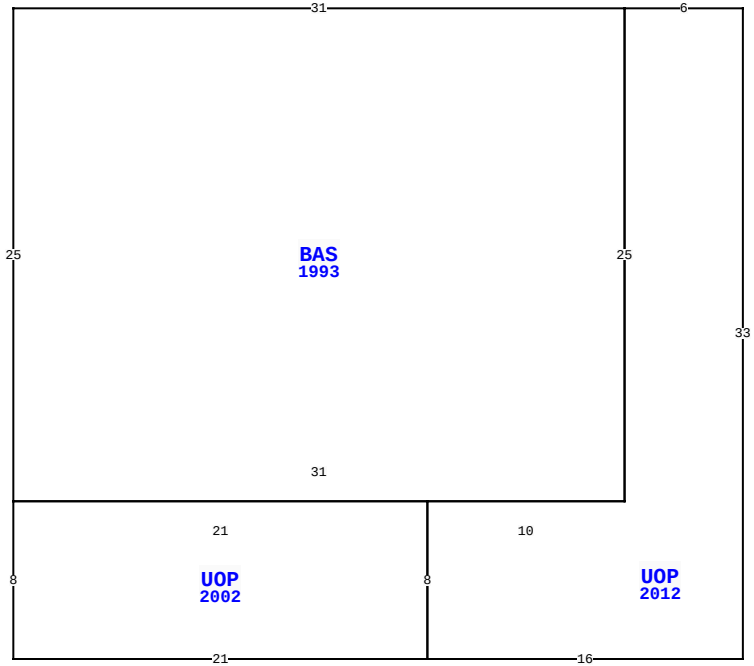
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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	775	100	775	57,455
UOP	168	20	34	2,521
UOP	278	20	56	4,152
TOTALS	1,221		865	64,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	865	103.0000	92.96	80,410	1958	1970	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 2004 Heated Area: 775 HX Base Yr 2004



86203 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		64,127
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		114,127
SOH/AGL Deduction		62,936
ASSESSED VALUE		51,191
TOTAL EXEMPTION VALUE	HX HB	26,191
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		114,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1158/0714	7/31/2003	QC	U	I	06	100
GRANTOR: STAFFORD BENNY L & FE						
GRANTEE: STAFFORD WAYNE A						
0734/1166	7/21/1995	WD	U	I	18	100
GRANTOR: STAFFORD BENNY & FERN						
GRANTEE: STAFFORD WAYNE ALLE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W6 BAS=[YR=1993] W31 S25 UOP=[YR=2002] S8 E21N8 W21$ E31 N25$ S25 W10 S8 E16 N33$.

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	75.00	100.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/20/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS