LOT 24
IN OR 634 PG 1118
NASSAU ACRES #2 PB 3/61

MAYES SANDRA E EST
86189 PALMETTO STREET
YULEE, FL 32097

2023

51-3N-27-4820-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

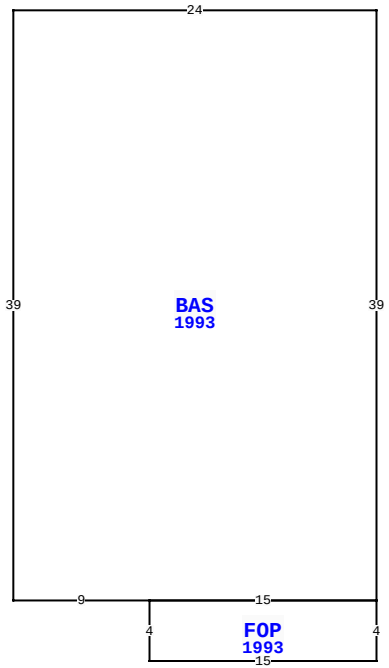
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	79,226
FOP	60	30	18	1,524
TOTALS	996		954	80,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	954	113.0000	101.98	97,289	1988	1988	0	0	0	17.00	83.00

1 SINGLE FAM – 0% - 0 Heated Area: 936 HX Base Yr



86189 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	80,750
TOTAL MARKET OB/XF VALUE	934
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	131,684
SOH/AGL Deduction	30,991
ASSESSED VALUE	100,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,693
TOTAL JUST VALUE	131,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5759	CHNGE SRVC	0	03/09/1989
4303	NEW CONSTR	27,900	08/13/1987
2209	H/AC	1,000	08/13/1987
4449	NEW CONSTR	1,100	08/13/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0634/1118	8/28/1991	WD	Q	I		42,000
GRANTOR: MURDZA JOHN						
GRANTEE: MAYES MILTON & S E						
0565/1224	3/22/1989	WD	Q	I		43,000
GRANTOR: FACHKO RAYMOND & P B						
GRANTEE: MURDZA JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S39 E9 FOP=[YR=1993] S4 E15 N4 W15$ E15 N39$.

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	0810	CONCRETE A	0	0	0	0	252.00	SF	6.50	6.50	100	1988	1988	3	57	934	

LAND DESCRIPTION

TOTAL OB/XF 934

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	0	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 04/13/2018 BY DJ Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS