LOTS 30 31 & 32
NASSAU ACRES 2 PB 3/61

TRUETT WILLIAM WAYNE
86002 OAK STREET
YULEE, FL 32097

2023

51-3N-27-4820-0030-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

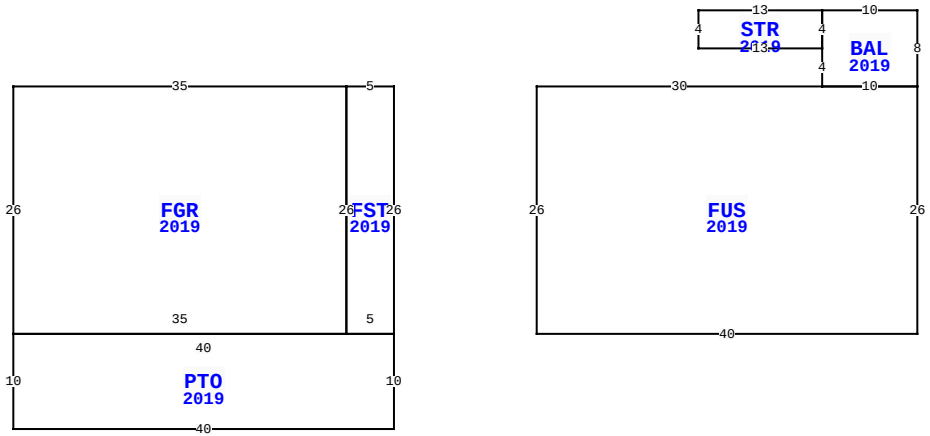
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	80	15	12	1,412
FGR	910	55	500	58,816
FST	130	55	72	8,469
FUS	1,040	100	1,040	122,337
PTO	400	5	20	2,352
STR	52	10	5	588
TOTALS	2,612		1,649	193,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,649	100.0620	118.82	195,934	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 1040 HX Base Yr 2023



86002 OAK ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,017
TOTAL MARKET OB/XF VALUE		103
TOTAL LAND VALUE - MARKET		112,500
TOTAL MARKET VALUE		324,620
SOH/AGL Deduction		0
ASSESSED VALUE		324,620
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		274,620
TOTAL JUST VALUE		324,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903780	GARAGE	45,318	04/16/2019
18012448	GARAGE	176,701	12/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0782	11/29/2021	WD	Q	I	01	339,000
GRANTOR: J & D PROPERTIES OF J						
GRANTEE: TRUETT WILLIAM WAYN						
2192/0030	4/23/2018	WD	Q	I	02	45,000
GRANTOR: STUART LOUIS						
GRANTEE: J & D PROPERTIES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2019] W5 FGR=[YR=2019] W35 S26 PTO=[YR=2019] S10 E40 N10 W40$E35 N26$ S26 E5 N26$ PTR=E15 FUS=[YR=2019] E30 BAL=[YR=2019] N4 STR=[YR=2019] W13 N4 E13 S4$ N4 E10 S8 W10$ E10 S26W40 N26$ W15$.

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	100	0	0	16.00	SF	6.50	6.50	100	2019	2019	3	99	103	

LAND DESCRIPTION

TOTAL OB/XF 103

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		RS-2	245.00	104.00	3.00	LT		1.00	1.00	0.75	50,000.00	37,500.00	112,500							

REVIEW DATE 06/24/2019 BY DJ Total Acres: 0.00 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

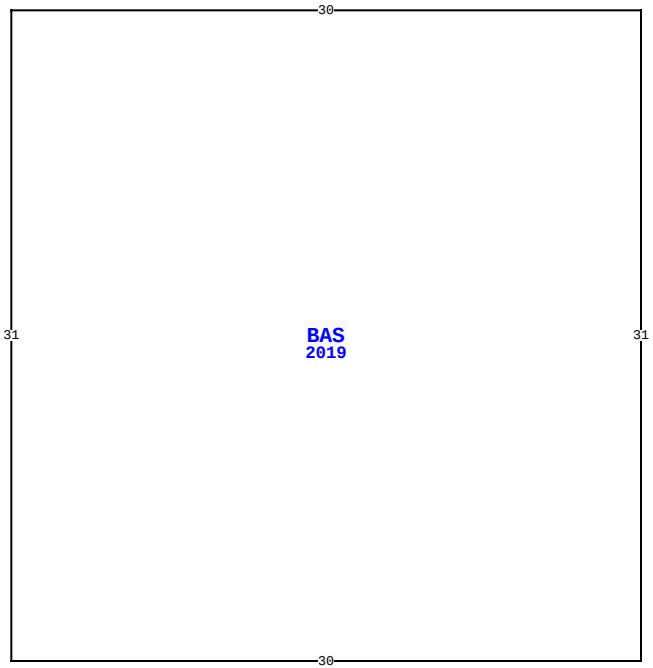
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	930	100	930	18,042
TOTALS	930		930	18,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	930	57.1320	20.00	18,600	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2023 Heated Area: 930 HX Base Yr 2023



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GRANTEE: J & D PROPERTIES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S31 E30 N31$.

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

REVIEW DATE 06/24/2019 BY DJ Total Acres: 0.00 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/02/2023 BY SYS