LOTS 34 36 40 41
IN OR 469 PG 177 MILITARY
NASSAU ACRES 2 PB 3/61

BRUMMER MARK & JANICE G
86134 PALMETTO STREET
YULEE, FL 32097

2023

51-3N-27-4820-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

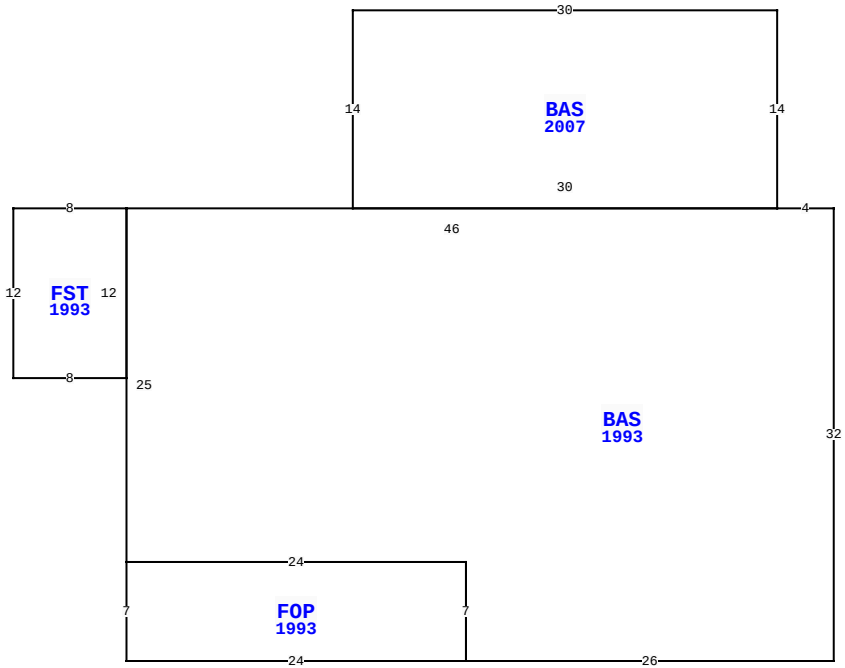
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,432	100	1,432	112,500
BAS	420	100	420	32,996
FOP	168	30	50	3,928
FST	96	55	53	4,163
TOTALS	2,116		1,955	153,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	122.6000	110.65	216,321	1978	1984	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 0 Heated Area: 1852 HX Base Yr



86134 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		177,588
TOTAL MARKET OB/XF VALUE		2,473
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		330,061
SOH/AGL Deduction		172,490
ASSESSED VALUE		157,571
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		102,571
TOTAL JUST VALUE		330,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20408	ADDITION	37,000	08/01/2007
B0310809	GARAGE	47,520	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0469/0177	10/01/1985	WD	Q	I		56,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 BAS=[YR=2007] N14 W30 S14 E30$ W46 FST=[YR=1993] W8 S12 E8 N12 $ S25 FOP=[YR=1993] S7 E24 N7 W24$ E24 S7 E26 N32$.

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
4	0681	POLE SHED	0	100	8	8	64.00	SF	15.00	15.00	100	2001	2001	3	30	288	
5	0810	CONCRETE A	0	100	0	0	194.00	SF	6.50	6.50	100	1981	1981	3	38	479	
6	0810	CONCRETE A	0	100	0	0	292.00	SF	6.50	6.50	100	1981	1981	3	38	721	
7	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2003	2003	3	84	164	
8	0810	CONCRETE A	0	100	16	9	144.00	SF	6.50	6.50	100	2003	2003	3	84	786	
9	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2003	2003	3	22	35	

LAND DESCRIPTION

TOTAL OB/XF 2,473

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	112.00	163.00	2.00	LT		1.00	1.00	0.50	50,000.00	25,000.00	50,000							
2	000100	C	SFR	100		RS-2	154.00	105.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 02/20/2018 BY SBX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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	11	CLAY TILE 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

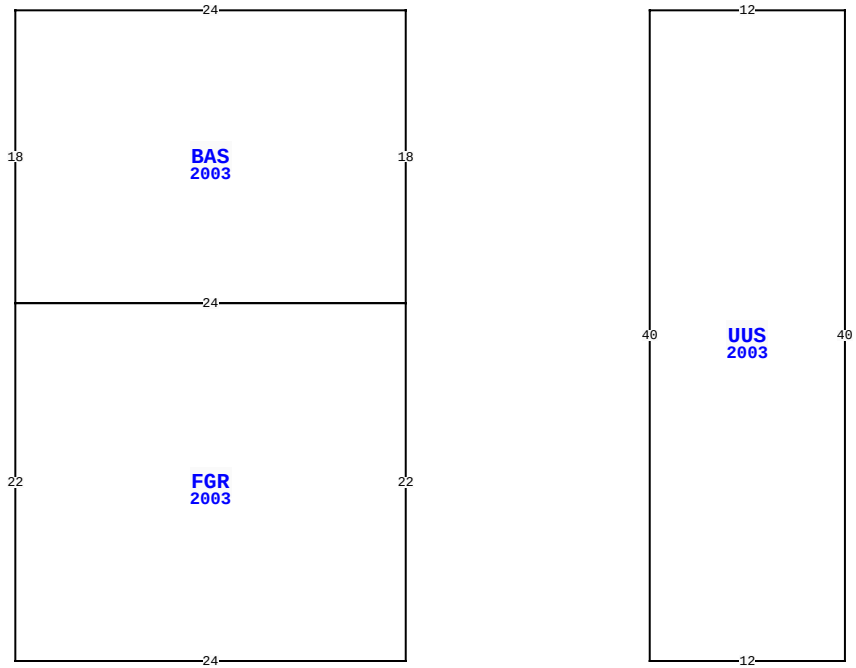
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	432	10,778
FGR	528	55	290	7,235
UUS	480	50	240	5,988
TOTALS	1,440		962	24,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	962	99.0000	34.65	33,333	2003	2003	0	0	0	28.00	72.00

2 GARAGE RES – 100% - 0 Heated Area: 432 HX Base Yr



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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0469/0177	10/01/1985	WD	Q	I		56,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W24 S18 FGR=[YR=2003] S22 E24 N22 W24 $ E24 N18 $ PTR= E15 UUS=[YR=2003] E12 S40 W12 N40 $ W15 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/20/2018 BY SBX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS