IN OR 2235/1872

**EZELL LANCE A**
86118 RHO ER LAN PL
YULEE, FL 32097

**2023**

**52-3N-27-0000-0002-0280**

## 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 | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

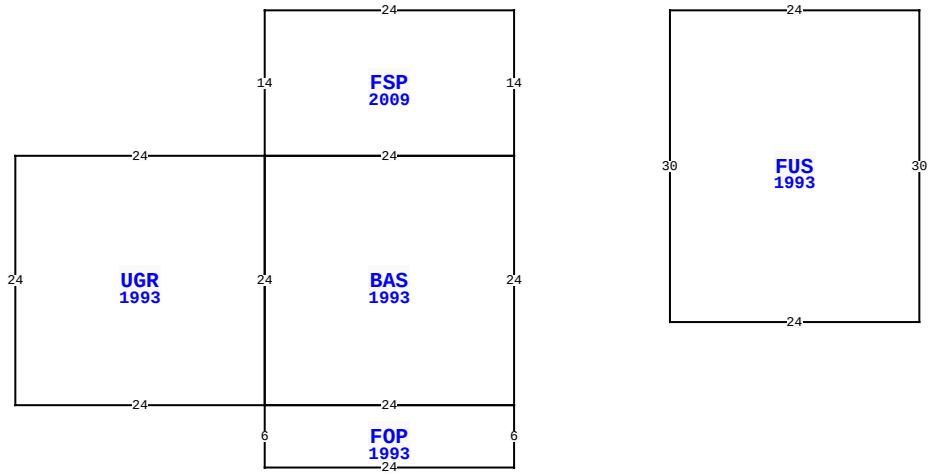
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 576 | 100 | 576 | 44,543 |
| FOP | 144 | 30 | 43 | 3,326 |
| FSP | 336 | 40 | 134 | 10,362 |
| FUS | 720 | 100 | 720 | 55,678 |
| UGR | 576 | 45 | 259 | 20,029 |
| TOTALS | 2,352 | | 1,732 | 133,936 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,732 | 102.0000 | 92.06 | 159,448 | 1977 | 1987 | 0 | 0 | 0 | 16.00 | 84.00 |

1 SINGLE FAM – 100% - 2019 Heated Area: 1296 HX Base Yr 2019




86118 RHO ER LAN PL, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 133,936 |
| TOTAL MARKET OB/XF VALUE | | 4,733 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 288,669 |
| SOH/AGL Deduction | | 121,209 |
| ASSESSED VALUE | | 167,460 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 117,460 |
| TOTAL JUST VALUE | | 288,669 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 262,522 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2235/1872 | 9/21/2018 | QC | U | I | 11 | 100 |
| GRANTOR: EZELL GERALD & LINDA | | | | | | |
| GRANTEE: EZELL LANCE A | | | | | | |
| 2235/1868 | 9/05/2018 | QC | U | I | 11 | 100 |
| GRANTOR: EZELL RHONDA | | | | | | |
| GRANTEE: EZELL LANCE A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2009] W24 S14 UGR=[YR=1993] W24 S24 E24 N24 $
BAS=[YR=1993] S24 FOP=[YR=1993] S6 E24 N6 W24 $ E24 N24 W24 $
E24 N14 $ PTR= E15 FUS=[YR=1993] E24 S30 W24 N30 $ 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 | 12 | 5 | 49.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 111 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 23 | 12 | 276.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 44 | 1,822 | |
| 5 | 0525 | GAZEBO | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2008 | 2008 | 3 | 56 | 2,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,733

| 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 | 000130 | C | SFR WATER | 100 | 0006 | OR | 150.00 | 450.00 | 150.00 | FF | | 1.00 | 1.00 | 1.00 | 1,000.00 | 1,000.00 | 150,000 | | | | | | | |

REVIEW DATE 02/21/2018 BY SB Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS