

PT JOHN D VAUGHAN GRANT
SEC 52-3N-27E IN OR 1751/56
(EX ESMT IN OR 677/422)

DERAMUS KENNETH S & RACHEL T
86062 JENNY LANE
YULEE, FL 32097

2023

52-3N-27-0000-0002-0520



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,282	100	1,282	146,396
FEP	140	80	112	12,789
FGR	516	55	284	32,431
FOP	60	30	18	2,055
FOP	208	30	62	7,080
FUS	1,304	100	1,304	148,908
UOP	186	20	37	4,225
TOTALS	3,696		3,099	353,884

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,896.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00
4	0810	CONCRETE A	0	100	40	10	400.00	SF	6.50
5	0510	GARAGE WD-	0	100	12	20	240.00	SF	35.00
6	0861	POOL GUNIT	0	100	0	0	558.00	SF	85.00
7	0855	CONC PAVER	0	100	0	0	1,400.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,099	106.2600	126.18	391,032	2002	2002	0	0	9.50	90.50
1 SNGL FAM - 100% - 2012 Heated Area: 2586 HX Base Yr 2012											

86062 JENNY LN, YULEE				XF DATE				LAND DATE			
				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
2,896.00	SF	4.00	4.00	100	2002	2002	3	83	9,615		
1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045		
1,200.00	SF	35.00	35.00	100	2014	2014	3	78	32,760		
400.00	SF	6.50	6.50	100	2014	2014	3	95	2,470		
240.00	SF	35.00	35.00	100	2008	2008	3	56	4,704		
558.00	SF	85.00	85.00	100	2022	2022	3	100	47,430		
1,400.00	SF	10.00	10.00	100	2022	2022	3	100	14,000		

TOTAL OB/XF											
114,024											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.00	AC	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		353,884	
TOTAL MARKET OB/XF VALUE		114,024	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		627,908	
SOH/AGL Deduction		252,591	
ASSESSED VALUE		375,317	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		325,317	
TOTAL JUST VALUE		627,908	
NCON VALUE		61,430	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		400,097	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007822	SWIM POOL	67,500	09/17/2021
B1429040	30X40FDG	50,976	07/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1751/0056	8/05/2011	WD Q	Q	I	01
GRANTOR: SHOUGH CHARLES & SHON					SALE PRICE
GRANTEE: DERAMUS KENNETH S &					
0949/1193	9/18/2000	WD Q	Q	V	
GRANTOR: EISENHAUER DENNIS					40,000
GRANTEE: SHOUGH CHARLES & SH					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2002] W10 FOP=[YR=2002] N6 UOP=[YR=2002] N6 W32 FEP=[YR=2014] W14 S10 BAS=[YR=2002] S33 E15 FOP=[YR=2002] S8 E25 N14 W6 S8 W14 N2 W5 \$ E5 S2 E14 N16 E2 N23 W9 N1 W6 S1 W7 S4 W14 \$ E14 N10 \$ S6 E7 N1 E6 S1 E19 \$ W10 S6 E10 \$ W10 S17 W2 S8 E22 N25 \$ PTR= E15 FUS=[YR=2002] E14 S2 E20 S2 E22 S14 W4 S8 W4 N8 W4 S2 W4 N2 W6 S16 W14 N8 W20 N26 \$ W15 \$.									