LOT 14
IN OR 2644/1504
W H FLOOD SURVEY UNR

GRIFFIN PHILIP & JANET
608 S 8TH STREET
FERNANDINA BEACH, FL 32034

2023

52-3N-27-4890-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	02	Quality Level 02

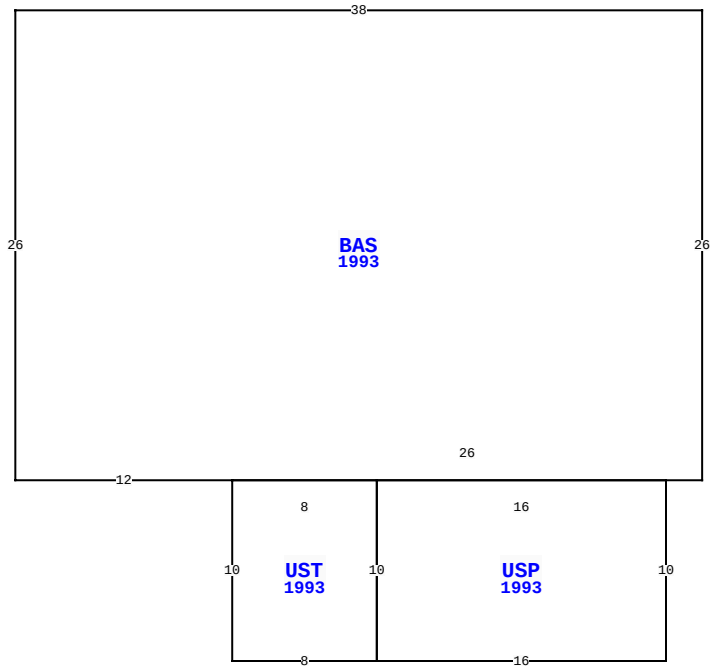
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	988	52,862
USP	160	30	48	2,568
UST	80	45	36	1,926
TOTALS	1,228		1,072	57,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,072	74.1000	66.88	71,695	1971	1971	0	0	0	20.00	80.00

1 SINGLE FAM – 0% - 2023 Heated Area: 988 HX Base Yr



86354 HARRY GREEN RD, 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	57,356
TOTAL MARKET OB/XF VALUE	720
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	108,076
SOH/AGL Deduction	0
ASSESSED VALUE	108,076
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,076
TOTAL JUST VALUE	108,076
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2644/1504	5/31/2023	PR	U	I	19	114,500
GRANTOR: SMITH ADAM AS PR OF B						
GRANTEE: GRIFFIN PHILIP & JA						
2593/0861	9/27/2022	WD	U	I	37	80,000
GRANTOR: SHARPE FRANCES J						
GRANTEE: SMITH BRUNO W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S26 E12 UST=[YR=1993] S10 E8 USP=[YR=1993] E16 N10 W16 S10 $ N10 W8 $ E26 N26 $.

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	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	1975	1975	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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		RMH	100.00	179.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/20/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS