LOT 20
IN OR 1938/284
W H FLOOD SURVEY UNR

**DAWSON KENNETH B/DAWSON MAXIMILLIAN E**
86295 HARRY GREEN RD
YULEE, FL 32097

**2023**

**52-3N-27-4890-0020-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

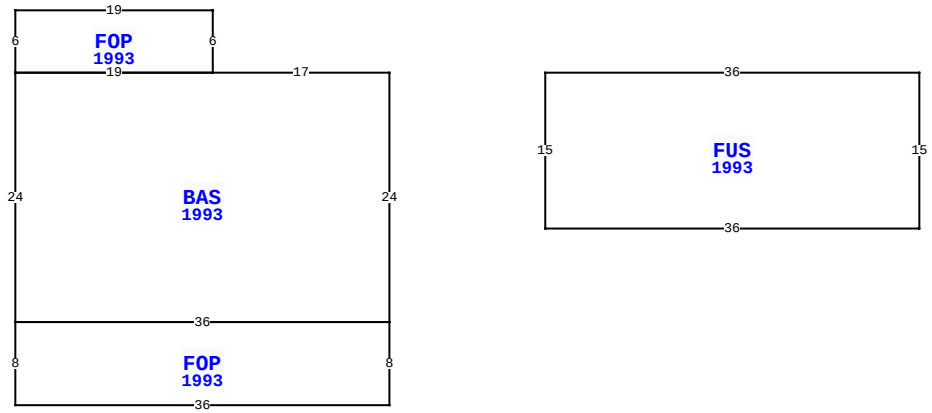
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| 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 | 864 | 100 | 864 | 64,469 |
| FOP | 114 | 30 | 34 | 2,537 |
| FOP | 288 | 30 | 86 | 6,417 |
| FUS | 540 | 100 | 540 | 40,293 |
| TOTALS | 1,806 | | 1,524 | 113,716 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,524 | 103.0200 | 92.98 | 141,702 | 1972 | 1972 | 0 | 0 | 0 | 19.75 | 80.25 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1404 HX Base Yr 2021




86295 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 | | 124,218 |
| TOTAL MARKET OB/XF VALUE | | 4,310 |
| TOTAL LAND VALUE - MARKET | | 88,000 |
| TOTAL MARKET VALUE | | 216,528 |
| SOH/AGL Deduction | | 65,762 |
| ASSESSED VALUE | | 150,766 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 100,766 |
| TOTAL JUST VALUE | | 216,528 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 168,324 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1413888 | MTL ROOF | 8,343 | 04/01/2014 |
| 3761 | XFOB | 2,800 | 12/15/1986 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1938/0284 | 9/16/2014 | WD | U | I | 11 | 100 |

GRANTOR: DAWSON JAMES T
GRANTEE: DAWSON JAMES T ET A

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=1993] N6 W19 S6 E19$ W19 S24 FOP=[YR=1993] S8 E36 N8 W36$ E36 N24$ PTR=E15 FUS=[YR=1993] E36 S15 W36 N15$ 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 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 20 | 320.00 | SF | 20.10 | 20.10 | 100 | 1987 | 1987 | 3 | 20 | 1,286 | |
| 2 | 0680 | POLE SHED | 0 | 100 | 8 | 16 | 128.00 | SF | 10.00 | 10.00 | 100 | 1987 | 1987 | 3 | 20 | 256 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 16 | 128.00 | SF | 30.00 | 30.00 | 100 | 2005 | 2005 | 3 | 27 | 1,037 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 208.00 | SF | 6.50 | 6.50 | 100 | 1978 | 1978 | 3 | 30 | 406 | |
| 5 | 0479 | VF PICKET | 0 | 100 | 0 | 0 | 192.00 | LF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 69 | 1,325 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,310

| 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 | 000115 | C | SFR ACRES | 100 | | RMH | 0.00 | 0.00 | 1.10 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 88,000 | | | | | | | |

REVIEW DATE 04/01/2021 BY NWA Total Acres: 1.10 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/02/2023 BY SYS

LOT 20
IN OR 1938/284
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**2023**

**52-3N-27-4890-0020-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

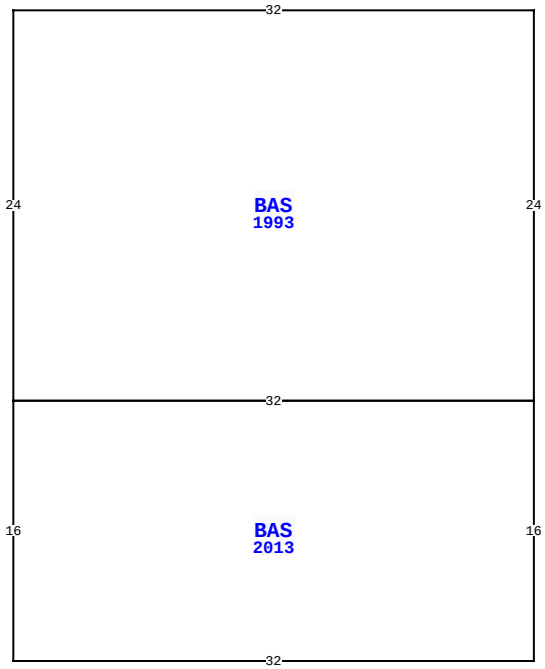
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 60 |
| Exterior Wall | 05 | AVERAGE 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 0 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 0 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 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 | 768 | 100 | 768 | 6,302 |
| BAS | 512 | 100 | 512 | 4,201 |
| TOTALS | 1,280 | | 1,280 | 10,502 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8600 | 06 | 1,280 | 68.3760 | 16.41 | 21,005 | 1978 | 1978 | 0 | 0 | 0 | 50.00 | 50.00 |

2 BARNS – 100% - 2021 Heated Area: 1280 HX Base Yr 2021

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| BLD DATE | | LGL DATE | |
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|---|---|---|---|---|---|---|
| 1938/0284 | 9/16/2014 | WD | U | I | 11 | 100 |

GRANTOR: DAWSON JAMES T

GRANTEE: DAWSON JAMES T ET A

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W32 S24 BAS=[YR=2013] S16 E32 N16 W32$ E32 N24$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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