

PT OF LOTS 78 & 60  
(EX OR 187/586)  
SUB PT OF SEC 4 PBK 0/59

WILLIS JOHN O  
86291 MEADOWFIELD BLUFFS RD  
YULEE, FL 32097

2024

00-00-30-0740-0078-0020



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 07 | ASB SHNGLE 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 09 | PINE WOOD 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| Bathrooms                |    | 1 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 1. 1. 100      |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 05 | DIST 1A 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 01      | Quality Level 01 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 02      |
| NEIGHBORHOOD/LOC | 2021.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,190            | 100         | 1,190        | 49,906               |
| FSP       | 162              | 40          | 65           | 2,726                |
| TOTALS    | 1,352            |             | 1,255        | 52,632               |

| 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 |
| 1              | 0511       | GARAGE CB-  | 0       | 0 | 28 | 18    |    |       | 504.00         | SF        | 40.00   |             |   |

| LAND DESCRIPTION |          |     |                      |     |     |          |         |        |             |           |     |          |        |
|------------------|----------|-----|----------------------|-----|-----|----------|---------|--------|-------------|-----------|-----|----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT   | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND |
| 1                | 000100   | C   | SFR                  | 0   |     | RSF      | 2125.00 | 300.00 | 1.00        | AC        |     | 1.00     | 1.00   |

REVIEW DATE 05/12/2019 BY KBA

| MARKET ADJUSTMENTS                                                              |     |           |             |                |                |      |      |      |      |   |       |        |  |
|---------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                                            | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0100                                                                            | 01  | 1,255     | 81.0000     | 76.95          | 96,572         | 1947 | 1947 | 0    | 0    | 0 | 45.50 | 54.50  |  |
| 1 SINGLE FAM - 0% - 0 Heated Area: 1190 HX Base Yr                              |     |           |             |                |                |      |      |      |      |   |       |        |  |
| <div><div><div>BAS<br/>1993</div></div><div><div>FSP<br/>1993</div></div></div> |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 2665 AMELIA RD, FERNANDINA BEACH                                                |     |           |             |                |                |      |      |      |      |   |       |        |  |

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 03/14/2024 |
| INC DATE |  | AG DATE   | MLU        |

| TOTAL OB/XF |          |     |                      |     |     |          |         |        |             |           |     |          |        |
|-------------|----------|-----|----------------------|-----|-----|----------|---------|--------|-------------|-----------|-----|----------|--------|
| 4,032       |          |     |                      |     |     |          |         |        |             |           |     |          |        |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT   | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND |
| 1           | 000100   | C   | SFR                  | 0   |     | RSF      | 2125.00 | 300.00 | 1.00        | AC        |     | 1.00     | 1.00   |

Total Acres: 1.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000

| NASSAU COUNTY PROPERTY    |           |  |   |
|---------------------------|-----------|--|---|
| PAGE 1 of 1               |           |  | 8 |
| VALUATION SUMMARY         |           |  |   |
| VALUATION BY              | STANDARD  |  |   |
| Tax Group: 8              | Tax Dist: |  |   |
| BUILDING MARKET VALUE     | 52,632    |  |   |
| TOTAL MARKET OB/XF VALUE  | 4,032     |  |   |
| TOTAL LAND VALUE - MARKET | 240,000   |  |   |
| TOTAL MARKET VALUE        | 296,664   |  |   |
| SOH/AGL Deduction         | 129,075   |  |   |
| ASSESSED VALUE            | 167,589   |  |   |
| TOTAL EXEMPTION VALUE     | 0         |  |   |
| BASE TAXABLE VALUE        | 167,589   |  |   |
| TOTAL JUST VALUE          | 296,664   |  |   |
| NCON VALUE                | 0         |  |   |
| INCOME VALUE              |           |  |   |
| PREVIOUS YEAR MKT VALUE   | 254,489   |  |   |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| M961939    | H/AC        | 0     | 10/01/1996 |
| E963125    | CHNGE SRVC  | 0     | 10/01/1996 |
| B960484    | REPAIR/RRF  | 1,000 | 06/01/1996 |

| SALES DATA             |           |           |     |     |        |            |
|------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number      | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 9999/9999              | 5/22/2003 | CN        | U   | V   | 01     | 100        |
| GRANTOR: DREW MS ILA C |           |           |     |     |        |            |
| GRANTEE: WILLIS JOHN O |           |           |     |     |        |            |
| 9999/9999              | 2/28/2003 | CN        | U   | I   | 07     | 100        |
| GRANTOR: DREW MS ILA C |           |           |     |     |        |            |
| GRANTEE: WILLIS JOHN O |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                   |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W34 S35 E13 FSP=[YR=1993] S9 E18 N9 W18 \$ E21 N35 \$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                             |  |  |  |  |  |  |  |  |  |  |  |  |  |

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