BLOCK 4 LOT 8
OAK LAWN PARK #3 PB3/28

WILLIS JOHN O
86291 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

**2024**

**00-00-31-150C-0004-0080**

## BUILDING CHARACTERISTICS

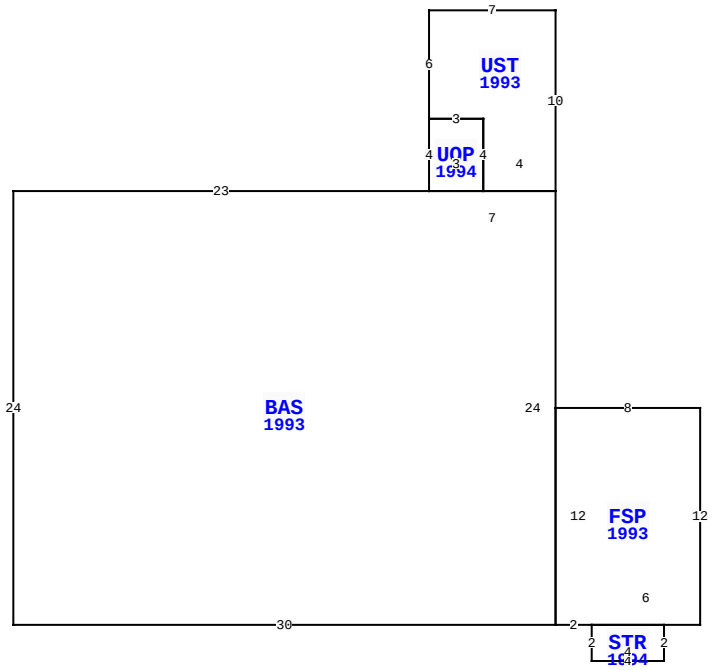
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1011.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 720 | 100 | 720 | 58,109 |
| FSP | 96 | 40 | 38 | 3,067 |
| STR | 8 | 10 | 1 | 81 |
| UOP | 12 | 20 | 2 | 162 |
| UST | 58 | 45 | 26 | 2,099 |
| TOTALS | 894 | | 787 | 63,517 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 787 | 109.3400 | 103.87 | 81,746 | 1952 | 1990 | 0 | 0 | 0 | 22.30 | 77.70 |

1 SINGLE FAM – 0% - 0 Heated Area: 720 HX Base Yr




206 S 16TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/18/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 63,517 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 191,400 |
| TOTAL MARKET VALUE | 254,917 |
| SOH/AGL Deduction | 87,158 |
| ASSESSED VALUE | 167,759 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 167,759 |
| TOTAL JUST VALUE | 254,917 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 234,692 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8024 | REPAIR/RRF | 500 | 12/08/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 9999/9999 | 7/25/2018 | CN | U | I | 19 | 100 |
| GRANTOR: DREW MARY T ESTATE | | | | | | |
| GRANTEE: WILLIS JOHN O | | | | | | |
| 0633/0146 | 8/06/1991 | WD | U | I | 01 | 100 |
| GRANTOR: DREW JOE HARDEN | | | | | | |
| GRANTEE: DREW JOE & MARY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=1993] W7S6 UOP=[YR=1994] S4 BAS=[YR=1993] W23 S24E30 FSP=[YR=1993] E2 STR=[YR=1994] S2E4N2W4$ E6N12 W8S12$ N24W7$ E3N4W3$ E3S4E4N10$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 0 | 0006 | R-1 | 87.00 | 137.00 | 87.00 | FF | | 1.00 | 1.00 | 1.00 | 2,200.00 | 2,200.00 | 191,400 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 191,400 Market: 0 Agricultural: 0 Common: 191,400 PRINTED 08/06/2024 BY SYS