N1/2 OF E1/2 OF NE1/4 OF NE1/4
OF SEC 2-2N-26E
IN OR 2484/1616

JURKOVICH ANTHONY L & KRISTA R
76382 WILDWOOD RD
YULEE, FL 32097

2024

02-2N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

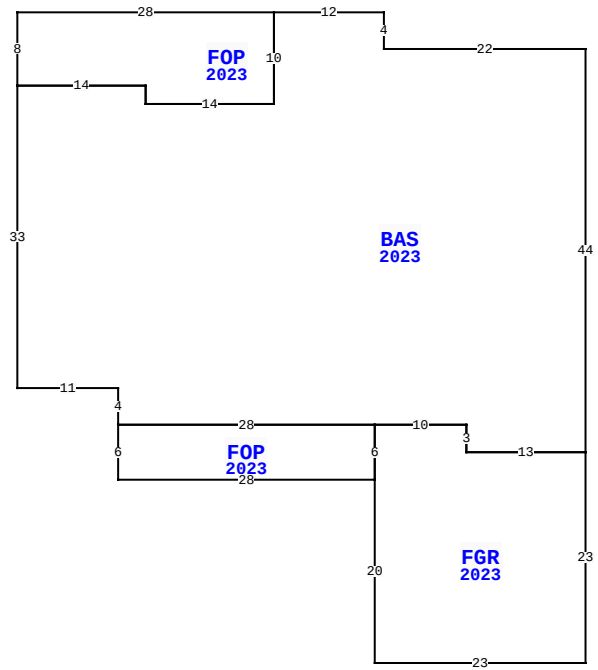
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	397,484
FGR	559	55	307	49,909
FOP	168	30	50	8,129
FOP	252	30	76	12,355
TOTALS	3,424		2,878	467,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,878	108.3820	162.57	467,876	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 2445 HX Base Yr



76382 WILDWOOD RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	479,593
TOTAL MARKET OB/XF VALUE	32,693
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	672,286
SOH/AGL Deduction	0
ASSESSED VALUE	672,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	672,286
TOTAL JUST VALUE	672,286
NCON VALUE	473,636
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,876

XFOB: AS OF 6/23 THERE ARE (9) 12X24 PL SHEDS IN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-13738	CO		04/25/2023
22013738	NEW CONSTR	398,763	09/09/2022
21012946	GARAGE	13,845	09/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2484/1616	8/02/2021	WD	Q	V	01	270,000
GRANTOR: NASSAU MANAGEMENT LLC						
GRANTEE: JURKOVICH ANTHONY L						
2403/0164	10/09/2020	WD	Q	V	01	204,400
GRANTOR: BRAZELL LINDA JONES						
GRANTEE: NASSAU MANAGEMENT L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,0] E12 S4 E22 S44 W13 N3 W10 W28 N4 W11 N33 E14 S2 E14 N10 $
FOP=[YR=2023;ORIG=32,8] E14 S2 E14 N10 W28 S8 $
FOP=[YR=2023;ORIG=43,45] E28 S6 W28 N6 $
FGR=[YR=2023;ORIG=81,48] E13 S23 W23 N20 N6 E10 S3 $
.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2022	3	100	6,000	
2	0680	POLE SHED	0	0	10	12	120.00	SF	10.00	10.00	100	2022	2022	3	98	1,176	
3	0680	POLE SHED	0	0	24	12	288.00	SF	10.00	10.00	100	2022	2022	3	98	19,757	
4	0680	POLE SHED	2	0	24	12	288.00	SF	10.00	10.00	100	2024	2023		100	5,760	

LAND DESCRIPTION

TOTAL OB/XF 32,693

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	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000							

REVIEW DATE 06/29/2023 BY KW Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS

N1/2 OF E1/2 OF NE1/4 OF NE1/4
OF SEC 2-2N-26E
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YULEE, FL 32097

2024

02-2N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

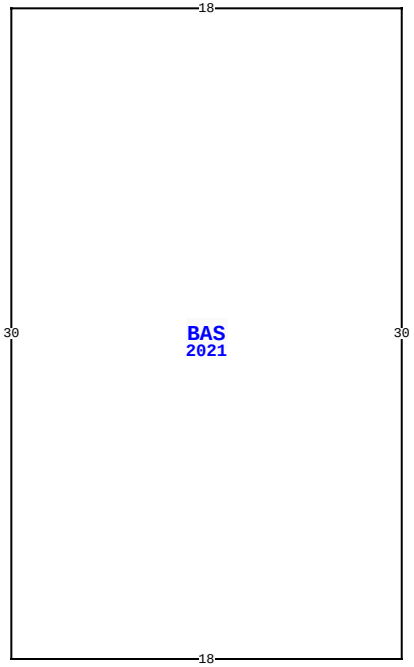
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	540	11,717
TOTALS	540		540	11,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	540	63.2500	22.14	11,956	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 0% - 0 Heated Area: 540 HX Base Yr



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TOTAL JUST VALUE	672,286
NCON VALUE	473,636
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GRANTOR: BRAZELL LINDA JONES						
GRANTEE: NASSAU MANAGEMENT L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 S30 E18 N30$.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/29/2023 BY KW Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS