IN OR 2145/1009
EX 5-1

KIGHT RYAN S & KATHLEEN K
91029 TEAL COURT
FERNANDINA BEACH, FL 32034

2024

02-3N-26-0000-0005-0000

BUILDING CHARACTERISTICS

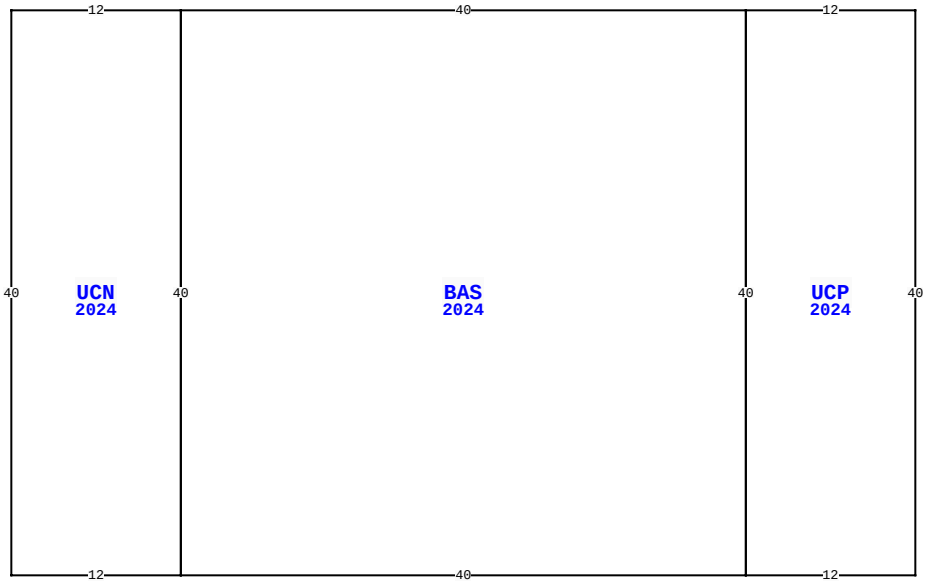
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	27,160
UCN	480	15	72	1,222
UCP	480	20	96	1,630
TOTALS	2,560		1,768	30,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,768	50.0000	17.50	30,940	2020	2020	0	0	0	3.00	97.00

1 GARAGE RES – 0% - 2024 Heated Area: 1600 HX Base Yr



77111 LIPPIZAN CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	30,012
TOTAL MARKET OB/XF VALUE	12,299
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	202,311
SOH/AGL Deduction	29,410
ASSESSED VALUE	172,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,901
TOTAL JUST VALUE	202,311
NCON VALUE	30,012
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2145/1009	9/15/2017	WD	Q	I	01	96,000

GRANTOR: MITCHELL JACKIE J & B

GRANTEE: KIGHT RYAN S & KATH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,0] E40 S40 W40 N40 $
UCP=[YR=2024;ORIG=90,0] E12 S40 W12 N40 $
UCN=[YR=2024;ORIG=50,0] W12 S40 E12 N40 $
.

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	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	1997	1997	3	73	299	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,299

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	000001	C	V RS W/XFOB	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 05/15/2024 BY TWA Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS