

BLOCK 12 LOT 10
TOWN OF YULEE SNOWBALL
ADDITION PB 1/15

MELFI CHRISTOPHER
86012 PINEVIEW DRIVE
YULEE, FL 32097

2024

04-2N-27-4300-0012-0100



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	07
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	13
Interior Floo	14
Air Condition	03
Heating Type	04
Bedrooms	2
Bathrooms	1
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	04
Occupancy	00

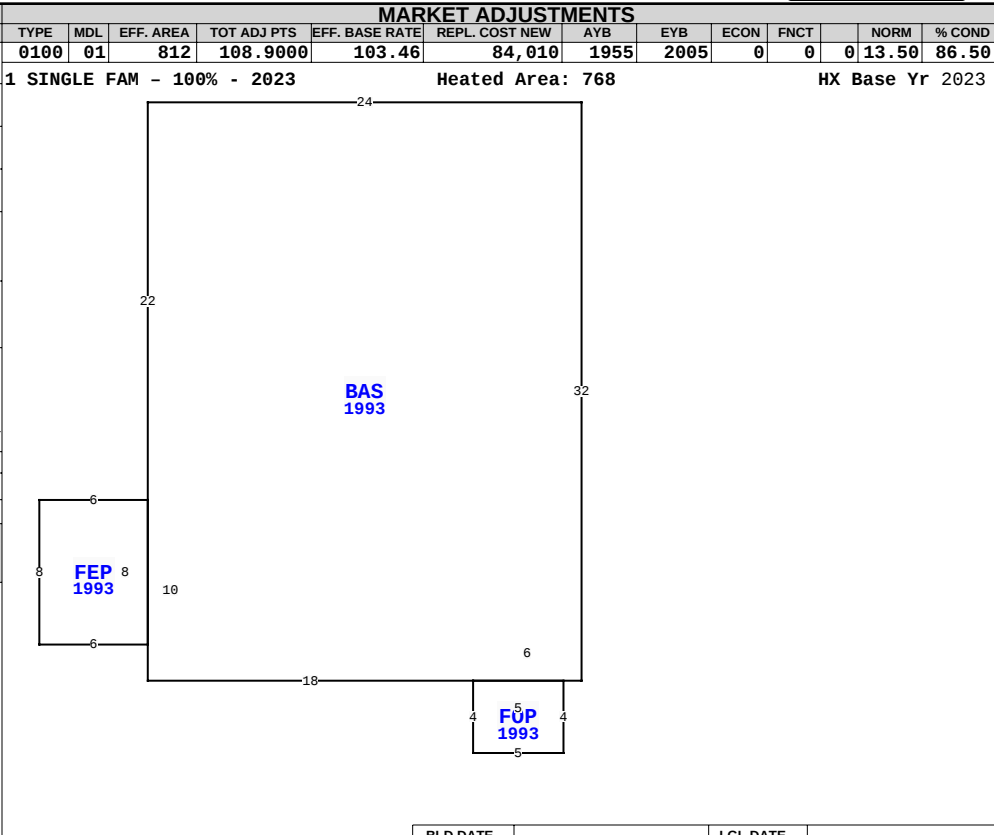
Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	68,730
FEP	48	80	38	3,400
FOP	20	30	6	537

TOTALS	836		812	72,669
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EXTRA FEATURES	
L N	OB/XF CODE
1	0811

LAND DESCRIPTION	
L N	USE CODE
1	000100



TOTAL OB/XF	
L N	OB/XF CODE
1	0811

LAND DESCRIPTION	
L N	USE CODE
1	000100

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	72,669
TOTAL MARKET OB/XF VALUE	3,917
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	126,586
SOH/AGL Deduction	3,996
ASSESSED VALUE	122,590
TOTAL EXEMPTION VALUE	100,000
BASE TAXABLE VALUE	22,590
TOTAL JUST VALUE	126,586
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA	
OFF RECORD Number	DATE
2544/1657	3/03/2022
GRANTOR: HOLT GARY A & CHERYL	
GRANTEE: MELFI CHRISTOPHER	
1409/0362	5/03/2006
GRANTOR: MILLER RONALD & SYLVI	
GRANTEE: HOLT GARY A & CHERY	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=0,0] W24 S22 S10 E18 E6 N32 \$	
FEP=[YR=1993;ORIG=-24,22] W6 S8 E6 N8 \$	
FOP=[YR=1993;ORIG=-6,32] S4 E5 N4 W5 \$	