BLOCK 13 PT OF LOT 1 (S-1)
IN OR 2261/1288
TOWN OF YULEE-SNOWBALL

STARKEY LORIE C
86065 PINEVIEW DR
YULEE, FL 32097

2024

04-2N-27-4300-0013-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

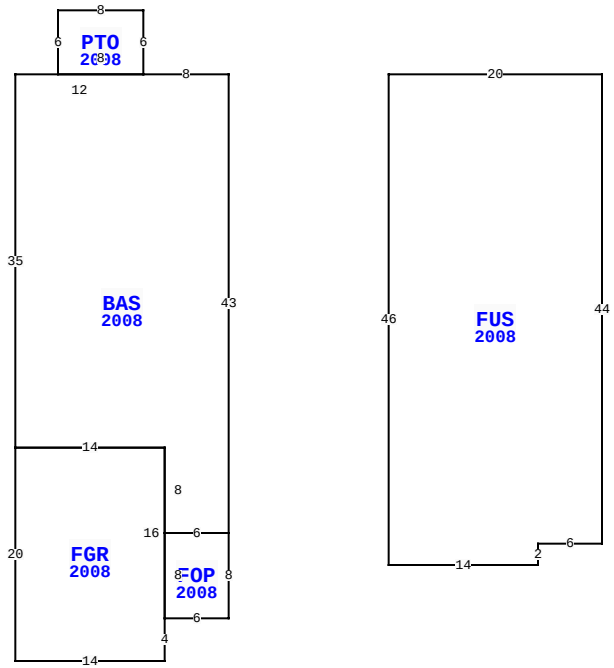
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100	748	71,373
FGR	280	55	154	14,694
FOP	48	30	14	1,335
FUS	908	100	908	86,640
PTO	48	5	2	191
TOTALS	2,032		1,826	174,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,826	108.0000	102.60	187,348	2008	2008	0	0	0	7.00	93.00

1 TOWNHOUSE - 100% - 2020 Heated Area: 1656 HX Base Yr 2020



86065 PINEVIEW DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		174,234
TOTAL MARKET OB/XF VALUE		3,187
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		207,421
SOH/AGL Deduction		53,804
ASSESSED VALUE		153,617
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,617
TOTAL JUST VALUE		207,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2261/1288	3/14/2019	WD	Q	I	02	160,000
GRANTOR: PARKER STEPHEN & CATH						
GRANTEE: STARKEY LORIE C						
1847/1153	3/26/2013	WD	Q	I	02	91,000
GRANTOR: JOHNSON HOMEBUILDERS						
GRANTEE: PARKER STEPHEN & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W8 PTO=[YR=2008] N6 W8 S6 E8 $ W12 S35 FGR=[YR=2008] S20 E14 N4 FOP=[YR=2008] E6 N8 W6 S8$ N16 W14$ E14 S8 E6 N43$ PTR=E15 FUS=[YR=2008] E20 S44 W6 S2 W14 N46$ W15$.

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	100	0	0	515.00	SF	6.50	6.50	100	2008	2008	3	89	2,979	
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2008	2008	3	89	208	

LAND DESCRIPTION

TOTAL OB/XF 3,187

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	000800	C	MULTI-FAM	100		RSF-2	31.00	100.00	1.00	LT		1.00	1.00	0.60	50,000.00	30,000.00	30,000							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS