BLOCK 13 PT OF LOT 2 (S-1)
IN OR 2234/139
ESMT PT OR 1580/577

JOINER CHRISTOPHER & JULIE
86170 OAK TREE LN
YULEE, FL 32097

2024

04-2N-27-4300-0013-0021

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

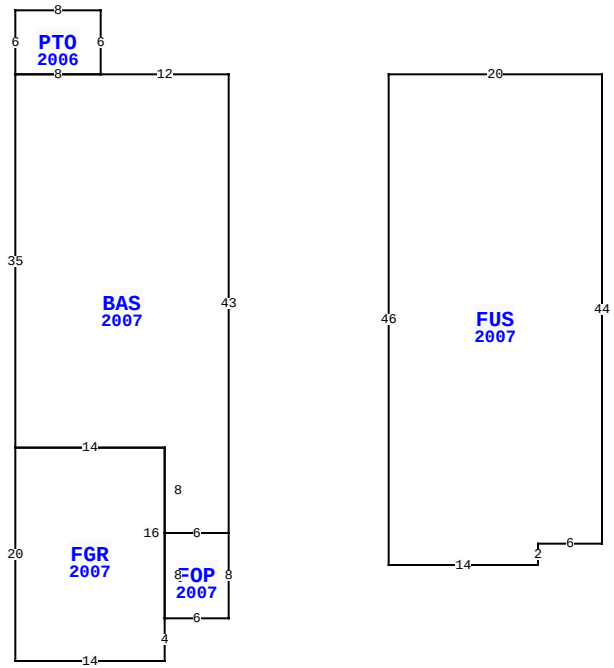
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100	748	72,698
FGR	280	55	154	14,967
FOP	48	30	14	1,361
FUS	908	100	908	88,249
PTO	48	5	2	194
TOTALS	2,032		1,826	177,469

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	110.6000	105.07	191,858	2007	2007	0	0	0	7.50	92.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1656 HX Base Yr



86170 OAK TREE LN, YULEE

BLD DATE	01/11/2007 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	177,469
TOTAL MARKET OB/XF VALUE	3,405
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	210,874
SOH/AGL Deduction	0
ASSESSED VALUE	210,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,874
TOTAL JUST VALUE	210,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617806	NEW CONSTR	0	12/01/2006
C17806	CO ISSUED	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2234/0139	10/25/2018	WD	Q	I	01	160,000
GRANTOR: JOHNSON JEAN M & KENN						
GRANTEE: JOINER CHRISTOPHER						
1974/1205	3/19/2015	QC	U	I	11	100
GRANTOR: JOHNSON JEAN M						
GRANTEE: JOHNSON JEAN M & KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 PTO=[YR=2006] N6 W8 S6 E8$ W8 S35 FGR=[YR=2007] S20 E14 N4 FOP=[YR=2007] E6 N8 W6 S8$ N16 W14$ E14 S8 E6 N43$ PTR=E15 FUS=[YR=2007] E20 S44 W6S2W14 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	0811	CONCRETE B	0	0	0	0	744.00	SF	5.20	5.20	100	2007	2007	3	88	3,405	

LAND DESCRIPTION

TOTAL OB/XF 3,405

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		RSF-2	42.00	100.00	1.00	LT		1.00	1.00	0.60	50,000.00	30,000.00	30,000							

REVIEW DATE 12/03/2019 BY KWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS