IN OR 2139/1379
ESMT OR 1014/984

ALBURY RAYMOND & ASHANTA
76093 HARPER CHAPEL RD
YULEE, FL 32097

2024

07-2N-27-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

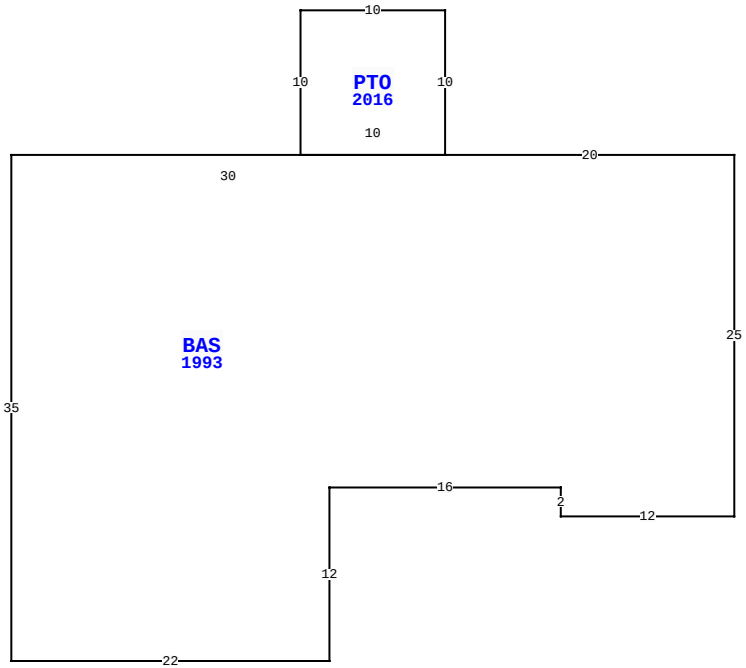
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,438	100	1,438	135,774
PTO	100	5	5	472
TOTALS	1,538		1,443	136,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,443	128.2424	121.83	175,801	1981	1986	0	0	0	22.50	77.50

1 SINGLE FAM – 0% - 0 Heated Area: 1438 HX Base Yr



76093 HARPER CHAPEL RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	136,246
TOTAL MARKET OB/XF VALUE	3,853
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	220,099
SOH/AGL Deduction	40,797
ASSESSED VALUE	179,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,302
TOTAL JUST VALUE	220,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005637	CONVERT EXISTING	4,000	05/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2139/1379	7/20/2017	WD	Q	I	01	130,000
GRANTOR: TERRY ROY & AMANDA						
GRANTEE: ALBURY RAYMOND & AS						
2003/1829	8/28/2015	WD	Q	I	01	109,528
GRANTOR: ALBURY RAYMOND & ASHA						
GRANTEE: TERRY ROY & AMANDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 PTO=[YR=2016] N10 W10 S10 E10$ W30 S35 E22 N12 E16 S2E12 N25 $.

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	0	0	231.00	SF	6.50	6.50	100	1981	1981	3	35	526	
2	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
3	0810	CONCRETE A	0	0	25	21	525.00	SF	4.55	4.55	100	2000	2000	3	79	1,887	

LAND DESCRIPTION

TOTAL OB/XF 3,853

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	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/31/2024 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS