



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	151,261
FOP	112	30	34	3,827
TOTALS	1,456		1,378	155,087

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	24	3			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.17

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,378	102.0240	127.53	175,736	1994	1999	0	0
1 SNGL FAM - 0% - 0									
Heated Area: 1344									
HX Base Yr									

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
153003 CR 108, YULEE					

TOTAL OB/XF									
351									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		155,087	
TOTAL MARKET OB/XF VALUE		351	
TOTAL LAND VALUE - MARKET		52,650	
TOTAL MARKET VALUE		208,088	
SOH/AGL Deduction		35,044	
ASSESSED VALUE		173,044	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		173,044	
TOTAL JUST VALUE		208,088	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		201,174	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 1216	NEW CONSTR	5,194	09/01/1994
94-01236	NEW CONSTR	48,000	08/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2377/0841	7/16/2020	WD	Q	I	01
GRANTOR: BRIGMOND DAVID N & NO					
GRANTEE: GARNER WENDY					
1304/1901	3/29/2005	WD	U	I	01
GRANTOR: NEWELL BARBARA & DAVI					
GRANTEE: BRIGMOND DAVID N &					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1994] W52 S28 E24 FOP=[YR=1994] E28 N4 W28 S4 \$ N4 E28 N24 \$.									