PT GOVT LOT 1 OF SEC 7-3N-26E
IN OR 2625/1624 (EX ESMT IN
OR 614/1069)

JONES SANDRA Y/JONES KENDALL LATRELL ET AL
153009 CR 108
YULEE, FL 32097

2024

07-3N-26-0000-0006-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

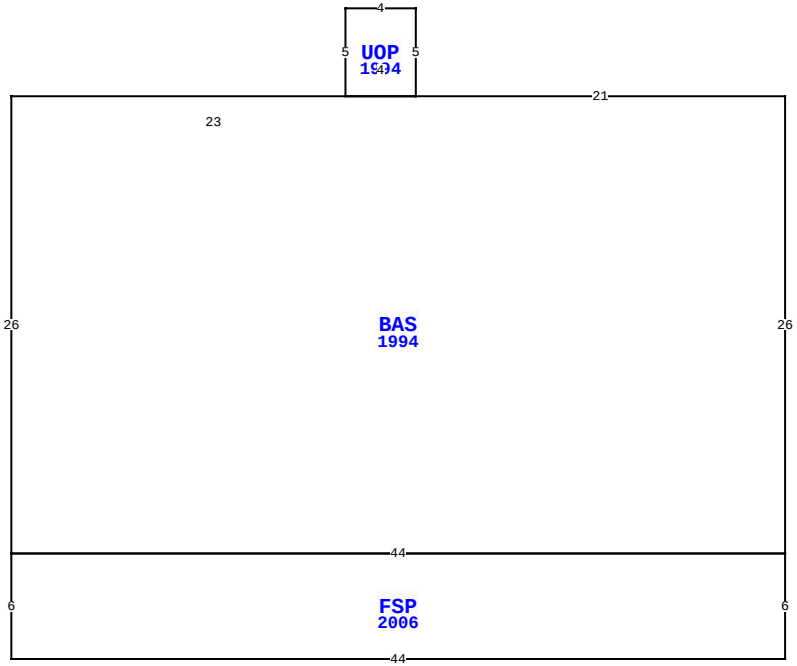
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,144	100	1,144	107,584
FSP	264	40	106	9,968
UOP	20	20	4	376
TOTALS	1,428		1,254	117,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,254	115.4400	109.67	137,526	1994	1994	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 0 Heated Area: 1144 HX Base Yr



153009 CR 108, 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		117,929
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		140,429
SOH/AGL Deduction		60,133
ASSESSED VALUE		80,296
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		25,296
TOTAL JUST VALUE		140,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002060	REPAIR/RRF	8,400	03/01/2018
94-0672	NEW CONSTR	49,495	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/1624	3/11/2023	QC	U	I	11	100
GRANTOR: JONES SANDRA Y &						
GRANTEE: JONES SANDRA Y & SA						
2077/0846	10/11/2016	QC	U	I	11	100
GRANTOR: JONES SANDRA						
GRANTEE: JONES SANDRA A ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W21 UOP=[YR=1994] N5 W4 S5 E4$ W23 S26
FSP=[YR=2006] S6 E44 N6 W44$ E44 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	0004	OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	22,500							

REVIEW DATE 03/27/2020 BY KBP Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/06/2024 BY SYS