

PT OF E1/2 OF SE1/4
IN OR 1964/940
ESMT OR 1141/1985

MITCHELL JOHN F & ROSANNE S
P O BOX 1450
YULEE, FL 32041

2024

08-2N-27-0000-0005-0290



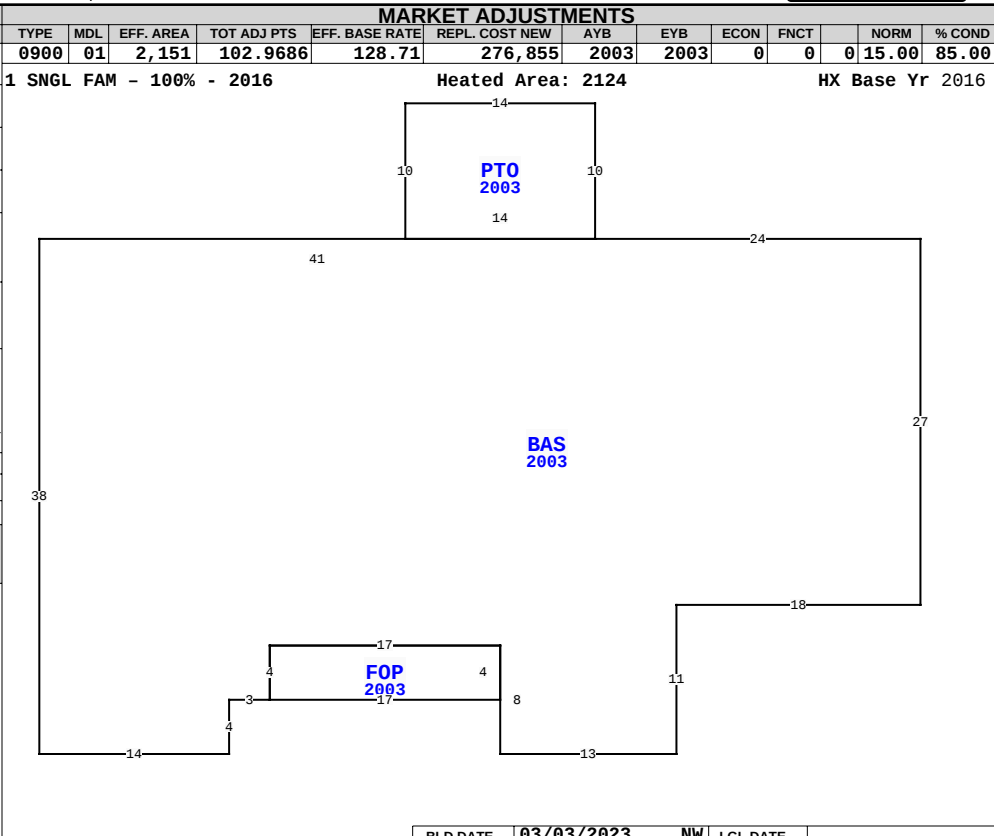
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	2,124	100	2,124	232,373
FOP	68	30	20	2,188
PTO	140	5	7	766
TOTALS	2,332		2,151	235,327

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	474.00	SF	6.50	6.50	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0510	GARAGE WD-	0	100	35	28	980.00	SF	38.50	38.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		OR	0.00	0.00	1.00	AC	



75089 INDIAN AVE, YULEE	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		235,327	
TOTAL MARKET OB/XF VALUE		33,726	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		349,053	
SOH/AGL Deduction		168,239	
ASSESSED VALUE		180,814	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		130,814	
TOTAL JUST VALUE		349,053	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		340,452	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B31451	980 SF	43,737	11/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1964/0940	2/24/2015	WD	Q	I	01	189,000	
GRANTOR: WILLIAMS ANGIE T							
GRANTEE: MITCHELL JOHN F & R							
1850/0518	3/12/2013	QC	U	I	11	100	
GRANTOR: WILLIAMS VANCE & ANGI							
GRANTEE: WILLIAMS ANGIE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W24 PT0=[YR=2003] N10 W14 S10 E14\$ W41 S38 E14 N4 E3 FOP=[YR=2003] E17 N4 W17 S4\$ N4 E17 S8 E13 N11 E18 N27\$.											