LOT 23
NASSAU STATION OR 2425/1321

SMITH DAVID A & MARICAR E
75076 NASSAU STATION WAY
YULEE, FL 32097

2024

08-2N-27-0215-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

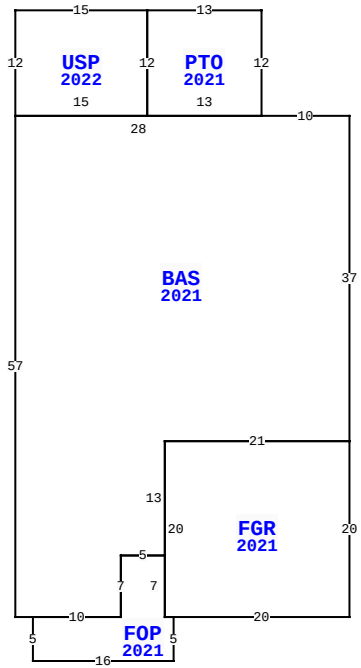
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4093.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	1,711	187,183
FGR	420	55	231	25,271
FOP	115	30	34	3,719
PTO	156	5	8	876
USP	180	30	54	5,907
TOTALS	2,582		2,038	222,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,038	115.7380	109.95	224,078	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1711 HX Base Yr



75076 NASSAU STATION WAY, YULEE

BLD DATE	03/29/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,958
TOTAL MARKET OB/XF VALUE		10,563
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		283,521
SOH/AGL Deduction		268,661
ASSESSED VALUE		14,860
TOTAL EXEMPTION VALUE	13	14,860
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		283,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015507	ADDITION	5,209	11/09/2021
21001902	NEW CONSTR	236,992	02/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2499/0062	9/21/2021	SW	Q	I	01	290,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SMITH DAVID A & MAR						
2433/1584	2/11/2021	WD	Q	V	05	960,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W10 PTO=[YR=2021] N12 W13 USP=[YR=2022] W15 S12 E15 N12$ S12 E13$ W28 S57 E2 FOP=[YR=2021] S5E16 N5 FGR=[YR=2021] E20 N20 W21 S20E1$ W1 N7 W5 S7 W10$ E10 N7 E5N13 E21 N37$.

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	100	0	0	639.00	SF	5.20	5.20	100	2021	2021	3	99	3,290	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297	
4	0462	ST/AL FNC	0	100	0	0	216.00	SF	10.00	10.00	100	2022	2022	3	98	2,117	
5	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2022	2022	3	99	4,562	

LAND DESCRIPTION

TOTAL OB/XF 10,563

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/30/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS