LOT 32
NASSAU STATION OR 2425/1321

SPRIGGS WILLIAM A II & CATHERINE L
75026 NASSAU STATION WAY
YULEE, FL 32097

2024

08-2N-27-0215-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

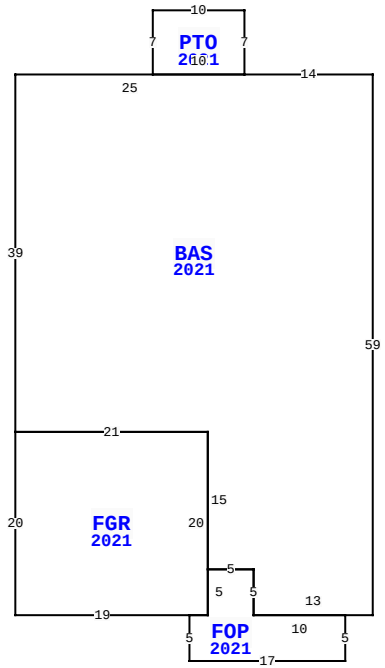
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,856	100	1,856	203,047
FGR	420	55	231	25,271
FOP	110	30	33	3,610
PTO	70	5	4	438
TOTALS	2,456		2,124	232,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,124	115.7380	109.95	233,534	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 0 Heated Area: 1856 HX Base Yr



75026 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	232,366
TOTAL MARKET OB/XF VALUE	11,585
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	293,951
SOH/AGL Deduction	9,266
ASSESSED VALUE	284,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,685
TOTAL JUST VALUE	293,951
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001287	NEW CONSTR	255,468	02/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2706/430	4/05/2024	WD	Q	I	01	360,000
GRANTOR: LEVY JACK A						
GRANTEE: SPRIGGS WILLIAM A I						
2497/0692	9/15/2021	SW	Q	I	01	303,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LEVY JACK A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 PTO=[YR=2021] N7 W10 S7 E10$ W25 S39
FGR=[YR=2021] S20 E19 FOP=[YR=2021] S5 E17 N5 W10 N5 W5 S5
W2$ E2 N20 W21$ E21 S15 E5 S5 E13 N59$.

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	0	0	0	706.00	SF	5.20	5.20	100	2021	2021	3	99	3,634	
2	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	
3	0476	VF 6 SBPL	0	0	0	0	186.00	LF	32.00	32.00	100	2021	2021	3	98	5,833	
4	0462	ST/AL FNC	0	0	0	0	192.00	SF	10.00	10.00	100	2021	2021	3	95	1,824	

LAND DESCRIPTION

TOTAL OB/XF 11,585

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/22/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS