LOT 81
NASSAU STATION OR 2425/1321

**SHELTON SUMMER G**
75470 HARVESTER ST
YULEE, FL 32097

**2024**

**08-2N-27-0215-0081-0000**

## BUILDING CHARACTERISTICS

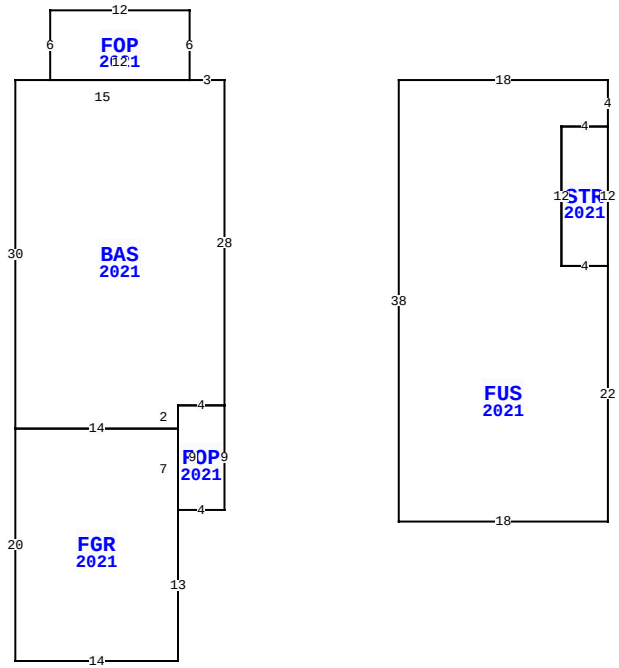
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 532 | 100 | 532 | 63,177 |
| FGR | 280 | 55 | 154 | 18,288 |
| FOP | 36 | 30 | 11 | 1,306 |
| FOP | 72 | 30 | 22 | 2,613 |
| FUS | 636 | 100 | 636 | 75,527 |
| STR | 48 | 10 | 5 | 594 |
| TOTALS | 1,604 | | 1,360 | 161,504 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 01 | 1,360 | 125.6320 | 119.35 | 162,316 | 2021 | 2021 | 0 | 0 | 0 | 0.50 | 99.50 |

1 TOWNHOUSE – 100% - 2022 Heated Area: 1168 HX Base Yr 2022




75470 HARVESTER ST, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 161,504 |
| TOTAL MARKET OB/XF VALUE | | 2,580 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 204,084 |
| SOH/AGL Deduction | | 15,003 |
| ASSESSED VALUE | | 189,081 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 139,081 |
| TOTAL JUST VALUE | | 204,084 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 204,923 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21002905 | NEW CONSTR | 158,921 | 03/10/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2525/0266 | 12/22/2021 | SW | Q | I | 01 | 230,900 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: SHELTON SUMMER G | | | | | | |
| 2440/0368 | 3/04/2021 | WD | Q | V | 05 | 450,800 |
| GRANTOR: PATRIOT RIDGE LLP | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W3 FOP=[YR=2021] N6 W12 S6 E12$ W15 S30
FGR=[YR=2021] S20 E14 N13 FOP2021 =E4 N9 W4 S9$ N7 W14$ E14
N2 E4 N28$ PTR=E15 FUS=[YR=2021] E18 S4 STR=[YR=2021] S12 W4
N12 E 4$ W4 S12 E4 S22 W18 N38 $W15$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 401.00 | SF | 6.50 | 6.50 | 100 | 2021 | 2021 | 3 | 99 | 2,580 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,580

| 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 | 000310 | C | TOWNHOUSE2 | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 40,000 | | | | | | | |

REVIEW DATE 12/09/2021 BY NW Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS