LOT 26
IN OR 1382/107
CARTESIAN POINTE #1 PB 6/345

ROWLAND JAMI B & DAMON L
86060 ALISON COURT
YULEE, FL 32097

**2024**

**09-2N-27-0230-0026-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

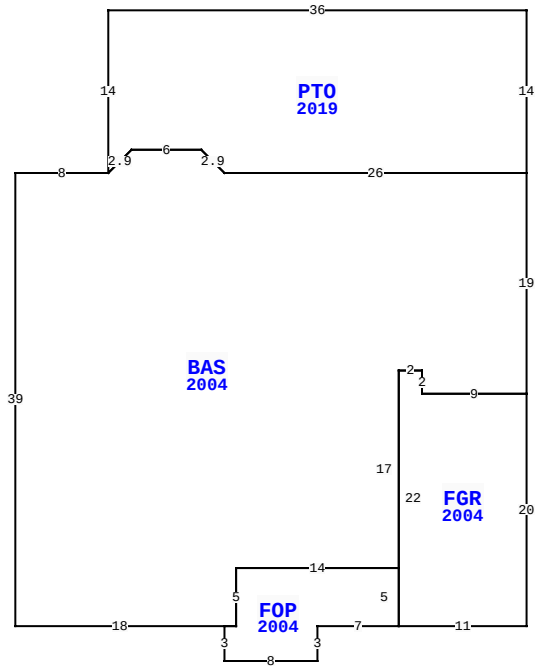
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4050.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,438 | 100 | 1,438 | 144,465 |
| FGR | 224 | 55 | 123 | 12,357 |
| FOP | 94 | 30 | 28 | 2,813 |
| PTO | 488 | 5 | 24 | 2,411 |
| TOTALS | 2,244 | | 1,613 | 162,045 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,613 | 116.6319 | 110.80 | 178,720 | 2004 | 2004 | 0 | 0 | 0 | 9.33 | 90.67 |

1 SINGLE FAM – 100% - 2007 Heated Area: 1438 HX Base Yr 2007




86060 ALISON CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 03/20/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 162,045 |
| TOTAL MARKET OB/XF VALUE | | 6,453 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 218,498 |
| SOH/AGL Deduction | | 93,390 |
| ASSESSED VALUE | | 125,108 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 75,108 |
| TOTAL JUST VALUE | | 218,498 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 211,661 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19003172 | ABOVE GROUND | 0 | 03/29/2019 |
| B0412883 | NEW CONSTR | 108,837 | 05/01/2004 |
| R046209 | REPAIR/RRF | 2,000 | 05/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1382/0107 | 1/17/2006 | WD | Q | I | | 164,000 |
| GRANTOR: WERLING PAUL J & KARE | | | | | | |
| GRANTEE: ROWLAND JAMI B & DA | | | | | | |
| 1275/0599 | 11/18/2004 | WD | Q | I | | 151,700 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: WERLING PAUL J & KA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2019] W36 S14 BAS=[YR=2004] W8 S39E18 FOP=[YR=2004] S3 E8 N3 E7 FGR=[YR=2004] E11 N20 W9 N2 W2 S22 $ N5 W14 S5 W1 $ E1 N5 E14 N17 E2 S2 E9 N19 W26 U2 L2 W6 D2 L2 $ U2 R2 E6 D2 R2 E26 N14$ .

## 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 | 728.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 84 | 3,180 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 334.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 98 | 3,273 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,453

| 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 | 000100 | C | SFR | 100 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 03/23/2020 BY NWP Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS