LOT 27
IN OR 1735/1114
CARTESIAN POINTE #1 PB 6/345

THERRIAULT LISA B
86050 ALISON COURT
YULEE, FL 32097

2024

09-2N-27-0230-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

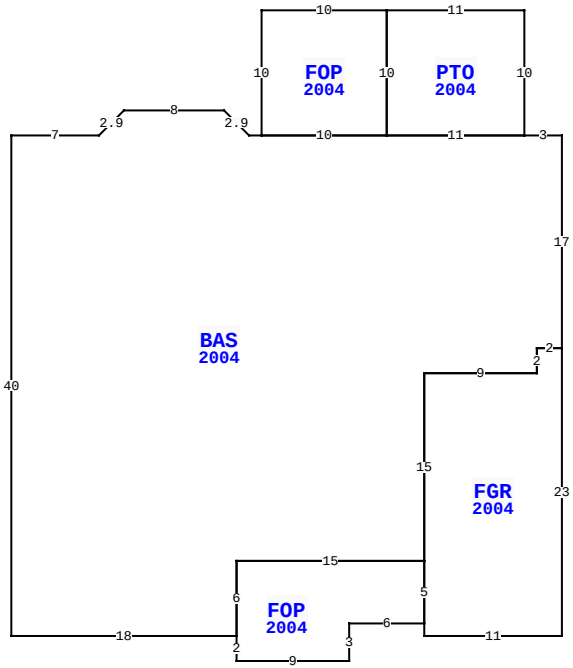
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,455	100	1,455	146,320
FGR	235	55	129	12,972
FOP	100	30	30	3,017
FOP	102	30	31	3,118
PTO	110	5	6	604
TOTALS	2,002		1,651	166,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,651	116.9700	111.12	183,459	2004	2004	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2012 Heated Area: 1455 HX Base Yr 2012



86050 ALISON CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		166,030
TOTAL MARKET OB/XF VALUE		28,437
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		244,467
SOH/AGL Deduction		107,200
ASSESSED VALUE		137,267
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,267
TOTAL JUST VALUE		244,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429308	SWIM POOL	18,000	09/01/2014
B0412222	NEW CONSTR	102,039	01/01/2004
R045783	REPAIR/RRF	2,000	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1735/1114	4/15/2011	WD	U	I	11	118,000
GRANTOR: FANNIE MAE						
GRANTEE: THERRIAULT LISA B						
1716/1688	12/28/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FANNIE MAE						

BUILDING NOTES

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	584.00	SF	5.20	5.20	100	2004	2004	3	84	2,551	
2	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2015	2015	3	78	22,277	
3	0845	KOOL DECK	0	100	0	0	524.00	SF	7.25	7.25	100	2015	2015	3	95	3,609	

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W3 W11 W10 W1 U2L2 W8 D2L2 W7 S40 E18 N6 E15 N15 E9 N2 E2 N17 $
FGR=[YR=2004;ORIG=-11,39] S1 E11 N23 W2 S2 W9 S15 S5 $
PTO=[YR=2004;ORIG=-3,0] N10 W11 S10 E11 $
FOP=[YR=2004;ORIG=-26,40] S2 E9 N3 E6 N5 W15 S6 $
FOP=[YR=2004;ORIG=-14,-10] W10 S10 E10 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 28,437

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 04/11/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS