BLOCK B LOT 2
LUMBER CREEK PHASE ONE REPLAT
PB 8/121

STARLING KYLE & STEPHANIE
78624 ROCK COURT
YULEE, FL 32097

2024

09-2N-27-1290-000B-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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	06	Quality Level 06

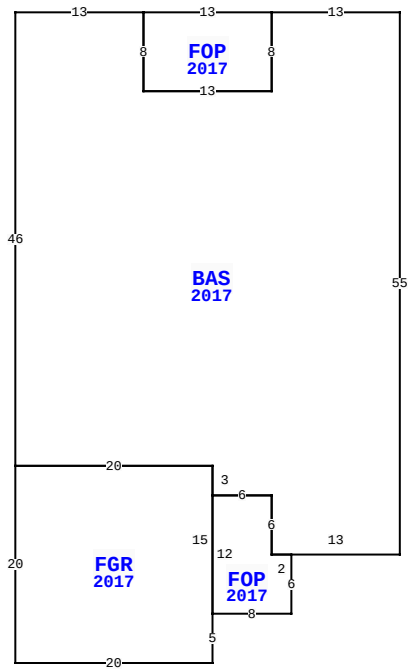
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,825	100	1,825	207,123
FGR	400	55	220	24,968
FOP	84	30	25	2,837
FOP	104	30	31	3,518
TOTALS	2,413		2,101	238,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,101	125.0970	118.84	249,683	2017	2017	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1825 HX Base Yr 2020



78624 ROCK CT, YULEE

BLD DATE	06/02/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,447
TOTAL MARKET OB/XF VALUE		2,603
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		291,050
SOH/AGL Deduction		89,719
ASSESSED VALUE		201,331
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,331
TOTAL JUST VALUE		291,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009450	CO ISSUED	0	10/25/2017
17004692	NEW CONSTR	236,878	05/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2277/1728	5/24/2019	WD	Q	I	01	242,000
GRANTOR: PIERCE MARK A & FAITH						
GRANTEE: STARLING KYLE & STE						
2169/1365	12/28/2017	SW	Q	I	01	227,700
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: PIERCE MARK A & FAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 FOP=[YR=2017] W13 S8 E13 N8$ S8 W13 N8 W13 S46 FGR=[YR=2017] S20 E20 N5 FOP=[YR=2017] E8 N6 W2 N6 W6 S12$ N15 W20$ E20 S3 E6 S6 E13 N55$.

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	516.00	SF	5.20	5.20	100	2017	2017	3	97	2,603	

LAND DESCRIPTION

TOTAL OB/XF 2,603

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS