

EL-BAHMI AMINE
77009 BIRDSEYE CT
YULEE, FL 32097

09-2N-27-1291-0052-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

ABOVE AVG 100 GABLE/HIP 100

RooF Cover Interior Wall Interior Floo Interior Floo Air Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy

0305071403041.0000

COMP SHNGL 100 DRYWALL 100 CORK/VTILE 50 CARPET 50 CENTRAL 100 AIR DUCTED 100 WOOD FRAME 100 1. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

040100MKT AREA044073.100

Quality Level 04 SINGLE FAMILY

TOTALS

2,1201,876195,890

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDQ% CONDOBJ/XF MKT VALUENOTES

10811CONCRETE B0000620.00SF5.205.20100201820183973,127

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE01/31/2019BYSBTotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0100011,876112.1610106.55199,88820182018002.0098.00

1 SINGLE FAM - 0% - 0Heated Area: 1629HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE195,890TOTAL MARKET OB/XF VALUE3,127TOTAL LAND VALUE - MARKET50,000TOTAL MARKET VALUE249,017SOH/AGL Deduction0ASSESSED VALUE249,017TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE249,017TOTAL JUST VALUE249,017NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE258,032

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2250/10291/17/2019SWQI01229,900

GRANTOR: LGI HOMES-FLORIDA LLCGRANTEE: EL -BAHMI AMINE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] W14 S4 E14 N4\$ S4 W14 N9 W13 S56 E15 N1 FOP=[YR=2018] E5 FGR=[YR=2018] S2 E20 N20 W20 S18\$ N7 W5 S7\$ N7 E5 N11 E20 N32\$.