



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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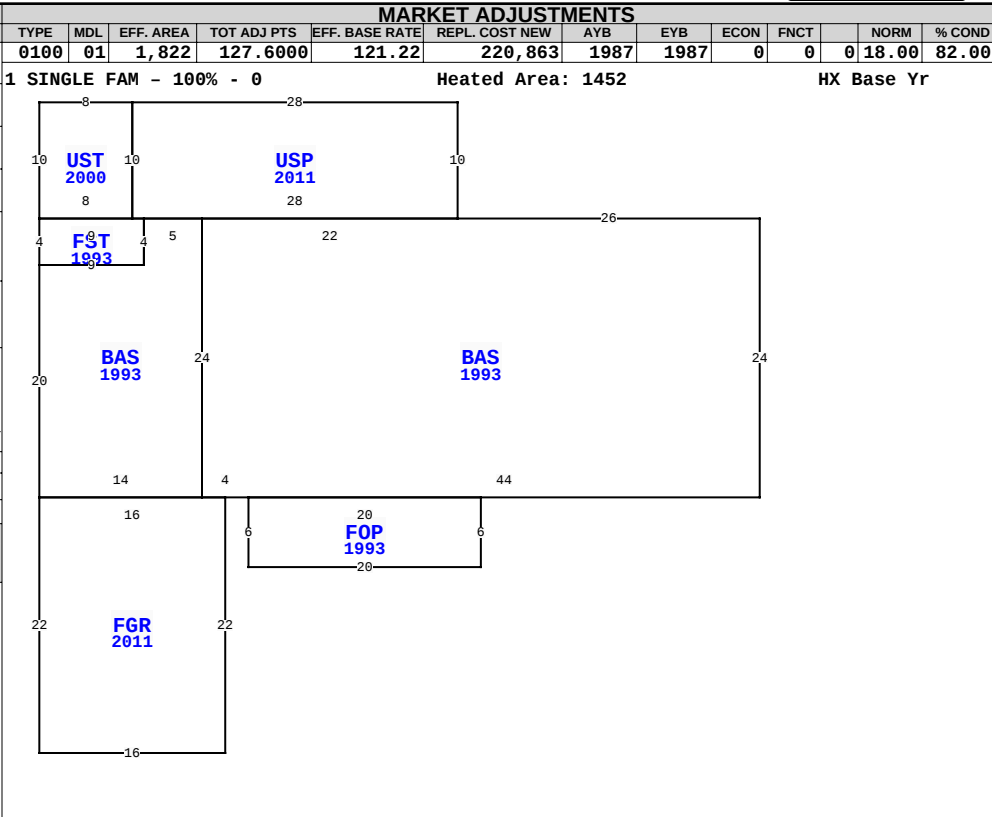
NEIGHBORHOOD/LOC	4049.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	300	29,820
BAS	1,152	100	1,152	114,509
FGR	352	55	194	19,284
FOP	120	30	36	3,578
FST	36	55	20	1,988
USP	280	30	84	8,349
UST	80	45	36	3,578

TOTALS	2,320		1,822	181,108
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	36	9	324.00	SF	5.20	5.20	
2	0510	GARAGE WD-	0	100	20	12	240.00	SF	28.00	28.00	
3	1076	TRELLIS A	0	100	10	6	60.00	SF	7.50	7.50	
4	0810	CONCRETE A	0	100	20	13	260.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	0	0	145.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	RSF	1100.00	301.00	1.00	LT	



BLD DATE	03/16/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
7,567											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		202,612	
TOTAL MARKET OB/XF VALUE		7,567	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		280,179	
SOH/AGL Deduction		135,458	
ASSESSED VALUE		144,721	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		94,721	
TOTAL JUST VALUE		280,179	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,015	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006826	GARAGE	0	01/01/2017
E24209	NEW CONSTR	0	12/01/2011
R12790	REPAIR/RRF	1,500	12/01/2011
B25257	ADDITION	13,605	10/01/2011
B24124	REPAIR/RRF	1,402	11/01/2010
4182	NEW CONSTR	35,040	06/17/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2280/0645	5/16/2019	LE	U	I	11
GRANTOR: OGBURN MINNIE D & CHA					
GRANTEE: BATEMAN BRANDY					
2280/0643	5/16/2019	QC	U	I	11
GRANTOR: OGBURN MINNIE D BATEM					
GRANTEE: OGBURN MINNIE & CHA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W26 USP=[YR=2011] N10 W28 UST=[YR=2000] W8 S10 FST=[YR=1993] S4 BAS=[YR=1993] S20 FGR=[YR=2011] S22 E16 N22 W16\$ E14 N24 W5 S4 W9\$ E9 N4 W9\$ E8 N10\$ S10 E28\$ W22 S24 E4 FOP=[YR=1993] S6 E20 N6 W20\$ E44 N24\$.											

OGBURN MINNIE D & OGBURN CHARLES L/E/
86037 SPRING MEADOW AVE
YULEE, FL 32097

2024

[illegible]