LOT 6
IN OR 1890/1246
SPRING MEADOWS #2 PB 5/363

SYPHERS KENNETH P & KENDRA T
86257 SPRING MEADOW RD
YULEE, FL 32097

2024

09-2N-27-1951-0006-0000

BUILDING CHARACTERISTICS

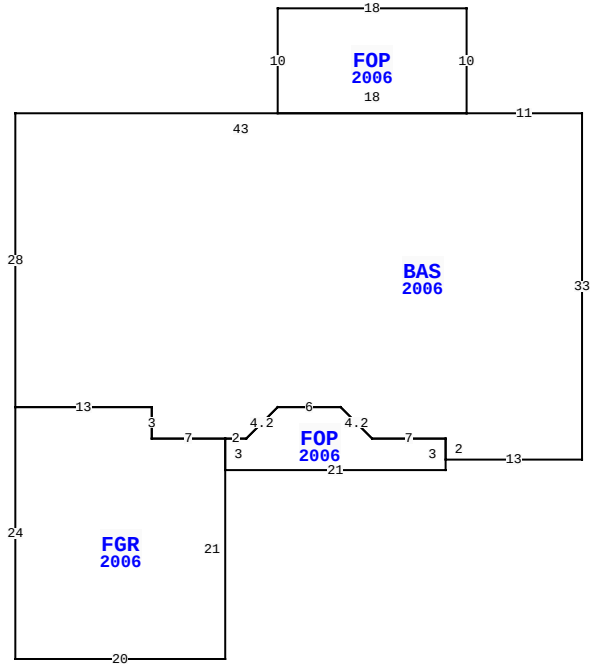
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,634	100	1,634	181,356
FGR	459	55	252	27,969
FOP	90	30	27	2,996
FOP	180	30	54	5,994
TOTALS	2,363		1,967	218,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,967	126.9884	120.64	237,299	2006	2006	0	0	0	8.00	92.00

2 SINGLE FAM – 100% - 2021 Heated Area: 1634 HX Base Yr



86257 SPRING MEADOW AVE, YULEE

BLD DATE	03/16/2023 NW	LGL DATE	
XF DATE		LAND DATE	11/07/2006 JM
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,847
TOTAL MARKET OB/XF VALUE		7,763
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		309,610
SOH/AGL Deduction		20,078
ASSESSED VALUE		289,532
TOTAL EXEMPTION VALUE	14	289,532
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		309,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002964	REPAIR/RRF	15,667	02/23/2022
B1632440	MTL GRG	32,134	06/03/2016
M11320	MECH OTHER	0	04/01/2006
E16979	ELEC OTHER	0	03/01/2006
C17057	CO ISSUED	175,000	01/01/2006
R08868	REPAIR/RRF	8,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1890/1246	11/22/2013	WD	Q	I	02	147,100
GRANTOR: HARDIN RUTH ANNETTE						
GRANTEE: SYPHERS KENNETH P &						
1661/1276	1/18/2010	QC	U	I	11	100
GRANTOR: HARDIN DONALD E SR						
GRANTEE: HARDIN RUTH ANNETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 FOP=[YR=2006] N10 W18 S10 E18$ W43 S28 FGR=[YR=2006] S24 E20 N21 W7 N3 W13$ E13 S3 E7 FOP=[YR=2006] S3 E21 N3 W7 L3 U3 W6 D3 L3 W2$ E2 R3 U3 E6 D3 R3 E7 S2 E13 N33$.

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	0812	CONCRETE C	0	100	0	0	1,508.00	SF	4.00	4.00	100	2006	2006	3	87	5,248	
2	0811	CONCRETE B	0	100	0	0	520.00	SF	5.20	5.20	100	2012	2012	3	93	2,515	

LAND DESCRIPTION

TOTAL OB/XF 7,763

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS

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YULEE, FL 32097

2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

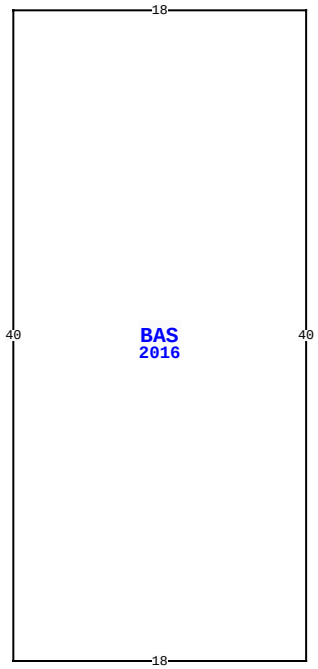
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	13,532
TOTALS	720		720	13,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	57.7500	20.21	14,551	2016	2016	0	0	0	7.00	93.00

3 GARAGE RES – 100% - 2021 Heated Area: 720 HX Base Yr



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TOTAL JUST VALUE		309,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17057	NEW CONSTR	175,000	01/01/2006
P10671	OTHER	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1890/1246	11/22/2013	WD	Q	I	02	147,100
GRANTOR: HARDIN RUTH ANNETTE						
GRANTEE: SYPHERS KENNETH P &						
1661/1276	1/18/2010	QC	U	I	11	100
GRANTOR: HARDIN DONALD E SR						
GRANTEE: HARDIN RUTH ANNETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W18 S40 E18 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS