

CAMPAGNE DENA B & STEPHEN A
75952 SAFFRON LANE
YULEE, FL 32097

10-2N-26-2010-0021-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

0100

01

3,021

102.0280

96.93

292,826

2022

2022

0

0

0.05

99.95

Exterior Wall

31

HARDIE BRD 90

Exterior Wall

21

STONE 10

Roof Structur

08

IRREGULAR 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

13

LVT/LAMNT 50

Interior Floo

14

CARPET 50

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

2.5 100

Frame Stories

02

WOOD FRAME 100

Units

2.

2. 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

05

NEIGHBORHOOD/LOC

5020.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,148

100

1,148

111,220

FGR

460

55

253

24,511

FOP

20

30

6

582

FOP

350

30

105

10,173

FUS

1,502

100

1,502

145,516

STR

70

10

7

679

TOTALS

3,550

3,021

292,680

EXTRA FEATURES

75952 SAFFRON LN, YULEE

L N

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

709.00

SF

5.20

5.20

100

2022

2022

3

100

3,687

LAND DESCRIPTION

TOTAL OB/XF

3,687

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000135

C

SFR CNSVTN

100

PUD

45.00

120.00

1.00

LT

1.00

1.00

1.00

65,000.00

65,000.00

65,000

REVIEW DATE

07/07/2022

BY

TWWW

Total Acres:

0.00

Total Land Value:

65,000

Market:

0

Agricultural:

0

Common:

65,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

3,021

102.0280

96.93

292,826

2022

2022

0

0

0.05

99.95

1 SINGLE FAM - 100% - 2023

Heated Area: 2650

HX Base Yr 2023

35

10

18

10

10

6

10

26

20

15

4

13

11

52

20

4

13

FOP
2022

BAS
2022

FGR
2022

FOP
2022

35

23

14

19

16

2

10

7

10

46

FUS
2022

STR
2022

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

292,680

TOTAL MARKET OB/XF VALUE

3,687

TOTAL LAND VALUE - MARKET

65,000

TOTAL MARKET VALUE

361,367

SOH/AGL Deduction

4,100

ASSESSED VALUE

357,267

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

307,267

TOTAL JUST VALUE

361,367

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

346,861

PERMIT NUM

DESCRIPTION

AMT

ISSUED

22008118

CO ISSUED

0

05/25/2022

21007280

NEW CONSTR

379,134

06/04/2021

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U / I

V I

RSN CD

SALE PRICE

2576/1994

6/21/2022

SW Q

I

01

489,900

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: CAMPAGNE DENA B & S

2394/0349

9/21/2020

SW Q

V

05

2,760,300

GRANTOR: THREE RIVERS DEVELOPE

GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W35 S10 BAS=[YR=2022] S18 FGR=[YR=2022] S26 E20 FOP=[YR=2022] E4 N5 W4 S5\$ N20 W10 N6 W10\$ E10 S6 E10 S15 E4 S13 E11 N52 W35\$ E35 N10\$ PTR= E10 FUS=[YR=2022] E35 S23 STR=[YR=2022] S7 W10 N7 E10\$ W10 S7 E10 S14 W19 S2 W16 N46\$ W10\$.