

CURRY BERNIE F II & RHONDA JEAN
75523 CLOVERWOOD COURT
YULEE, FL 32097

10-2N-26-2010-0075-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 90

Exterior Wall21STONE 10

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor13LVT/LAMNT 50

Interior Floor14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms5 100

Bathrooms3 100

Frame Stories Units02WOOD FRAME 100
1. 1 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5020.00

TOTALS2,6782,357249,811

MARKET ADJUSTMENTS

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

0100012,357111.6220106.04249,93620222022000.0599.95

1 SINGLE FAM - 0% - 2023Heated Area: 2039HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE249,811

TOTAL MARKET OB/XF VALUE29,956

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE344,767

SOH/AGL Deduction0

ASSESSED VALUE344,767

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE344,767

TOTAL JUST VALUE344,767

NCON VALUE26,560

INCOME VALUE

PREVIOUS YEAR MKT VALUE305,840

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCDPRICE

2584/03265/27/2022SWQI01465,200

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: CURRY BERNIE FERREL

2394/03499/21/2020SWQV052,760,300

GRANTOR: THREE RIVERS DEVELOPE

GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 FSP=[YR=2022] N10 W16 S10 E16\$ W16 S75 E10 N2 FOP=[YR=2022] E6 N3 FGR=[YR=2022] E19 N21 W21 S21 E2\$ W2 N5 W4 S8\$ N8 E4 N16 E21 N49\$.

EXTRA FEATURES

LNOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B0000653.00SF5.205.201002022202231003,396

20866POOL FIBER002110210.00SF72.0072.001002024202310015,120

30871POOL HTR R00001.00UT2,000.002,000.00100202420231002,000

40855CONC PAVER0000384.00SF10.0010.00100202420231003,840

50462ST/AL FNC001000500.00SF10.0010.00100202420231005,000

60463FENCE GATE00002.00UT300.00300.0010020242023100600

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000135CSFR CNSVTN0PUD50.00120.001.00LT1.001.001.0065,000.0065,000.0065,000

75523 CLOVERWOOD CT, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

TOTAL OB/XF29,956

REVIEW DATE04/20/2023BYKWTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 08/06/2024 BY SYS