

LOT 133
IN OR 1641/1862
RIVER GLEN #1 PB 7/263

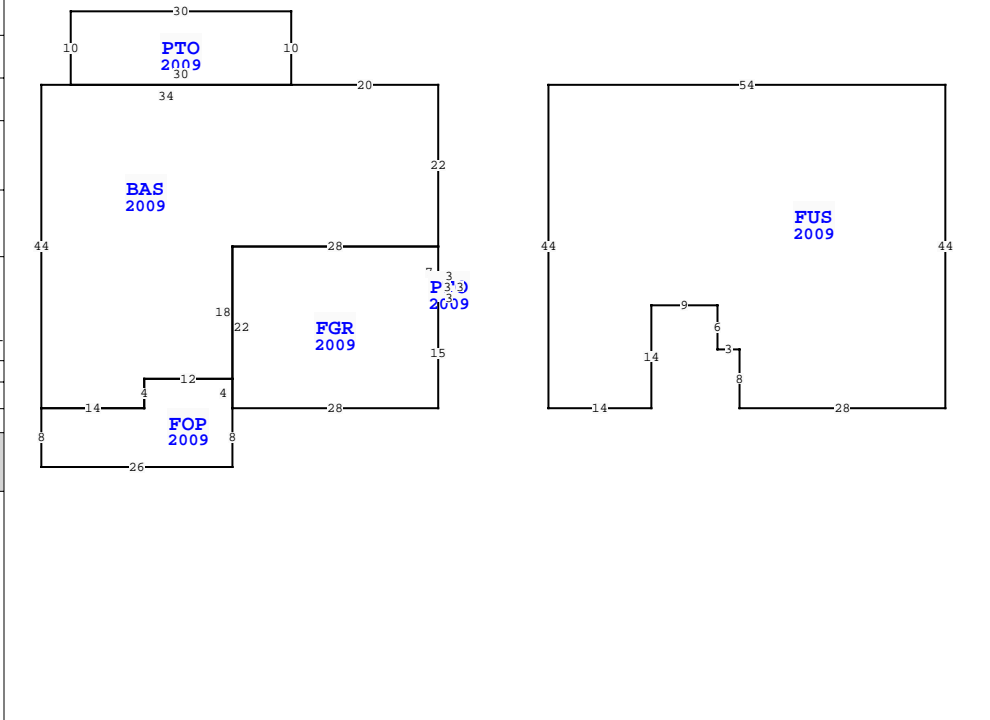
GEORGI DAVID E
75050 FERN CREEK DRIVE
YULEE, FL 32097

2024

11-2N-26-1830-0133-0000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD2 Adjustme	SF	.SF 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	4,369	76.3840	72.56	317,015	2009	2009	0	0	0	7.00	93.00		



BUILDING CHARACTERISTICS				
QUALITY	Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA	05		
NEIGHBORHOOD/LOC	5009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1,712	115,527
FGR	616	55	339	22,876
FOP	256	30	77	5,196
FUS	2,226	100	2,226	150,213
PTO	9	5	0	0
PTO	300	5	15	1,012
TOTALS	5,119		4,369	294,824

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	294,824			
TOTAL MARKET OB/XF VALUE	5,161			
TOTAL LAND VALUE - MARKET	55,000			
TOTAL MARKET VALUE	354,985			
SOH/AGL Deduction	160,890			
ASSESSED VALUE	194,095			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	144,095			
TOTAL JUST VALUE	354,985			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	341,839			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22461	CO ISSUED	0	09/21/2009
B22461	NEW CONSTR	315,282	05/01/2009
M14531	MECH OTHER	0	05/01/2009
P13758	PLUMBING	0	05/01/2009
R11873	REPAIR/RRF	2,500	05/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1641/1862	9/25/2009	WD	Q	I	01	235,600
GRANTOR: MARONDA HOMES INC						
GRANTEE: GEORGI DAVID E						
1613/1921	3/20/2009	WD	U	V	30	40,000
GRANTOR: RIVER GLEN LLC						
GRANTEE: MARONDA HOMES INC						

EXTRA FEATURES																
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	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2009	2009	3	90	4,968	
2	0810	CONCRETE A	0	100	11	3		6.50	6.50	100	2009	2009	3	90	193	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2009] W20 PTO=[YR=2009] N10 W30 S10 E30\$ W34 S44 FOP=[YR=2009] S8 E26 N8 FGR=[YR=2009] E28 N15 PTO=[YR=2009] E3 N3 W3 S3\$ N7 W28 S22\$ N4 W12 S4 W14\$ E14 N4 E12 N18 E28 N22\$ PTR=E15 FUS=[YR=2009] E54 S44 W28 N8 W3 N6 W9 S14 W14 N44\$ W15\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							