LOT 125
IN OR 2204/1361
TIMBER CREEK PLANTATION #1

VASILAS JAMES N & WENDY L
76041 HARLEY CT
YULEE, FL 32097

**2024**

**11-2N-26-2050-0125-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

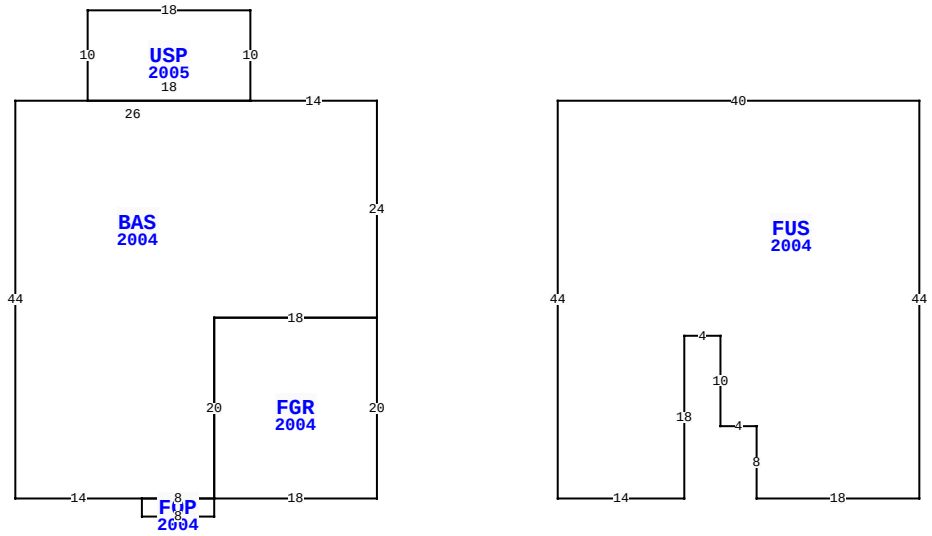
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 5005.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,400 | 100 | 1,400 | 124,497 |
| FGR | 360 | 55 | 198 | 17,608 |
| FOP | 16 | 30 | 5 | 445 |
| FUS | 1,656 | 100 | 1,656 | 147,263 |
| USP | 180 | 30 | 54 | 4,802 |
| TOTALS | 3,612 | | 3,313 | 294,614 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,313 | 100.6480 | 95.62 | 316,789 | 2004 | 2009 | 0 | 0 | 0 | 7.00 | 93.00 |

1 SINGLE FAM – 100% - 2019 Heated Area: 3056 HX Base Yr 2019




76041 HARLEY CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 294,614 |
| TOTAL MARKET OB/XF VALUE | | 2,900 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 352,514 |
| SOH/AGL Deduction | | 89,426 |
| ASSESSED VALUE | | 263,088 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 213,088 |
| TOTAL JUST VALUE | | 352,514 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 339,329 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18003680 | REPAIR/RRF | 8,000 | 05/01/2018 |
| P11615 | OTHER | 0 | 10/01/2006 |
| B0413347 | BLDG | 211,690 | 07/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2204/1361 | 6/19/2018 | WD | Q | I | 01 | 235,000 |
| GRANTOR: DOUDNA CHRISTINE E | | | | | | |
| GRANTEE: VASILAS JAMES N & W | | | | | | |
| 1296/1777 | 2/22/2005 | WD | U | I | 21 | 182,200 |
| GRANTOR: MARONDA HOMES INC | | | | | | |
| GRANTEE: DOUDNA CHRISTINE E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W14 USP=[YR=2005] N10 W18 S10 E18$ W26 S44 E14 FOP=[YR=2004] S2 E8 N2 W8$ E8 FGR=[YR=2004] E18 N20 W18 S20$ N20 E18 N24$ PTR= E20 FUS=[YR=2004] E40 S44 W18 N8 W4 N10 W4 S18 W14 N44$ W20$ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 664.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 84 | 2,900 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,900

| 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 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 03/29/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS