

HENDERSON DE SHUN MAURICE
76023 HARLEY CT
YULEE, FL 32097

11-2N-26-2050-0127-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 50
17 CB STUCCO 50
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 70
08 SHT VINYL 30
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2.5 100
02 WOOD FRAME 100
2. 100
0 100
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

1,120

100

1,120

99,039

FGR

378

55

208

18,393

FOP

21

30

6

530

FUS

1,096

100

1,096

96,916

USP

180

30

54

4,775

TOTALS

2,795

2,484

219,653

EXTRA FEATURES

76023 HARLEY CT, 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

661.00 SF

5.20

5.20

100

2004

2004

3

84

2,887

2

0855

CONC PAVER

0 100

0

0

682.00 SF

10.00

10.00

100

2024

2023

100

6,820

LAND DESCRIPTION

TOTAL OB/XF

9,707

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

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

03/13/2024

BY

KBA

Total Acres:

0.00

Total Land Value:

55,000

Market:

0

Agricultural:

0

Common:

55,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,484

102.7200

97.58

242,389

2004

2004

0

0

9.38

90.62

1 SINGLE FAM - 100% - 2023

Heated Area: 2216

HX Base Yr 2023

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

219,653

TOTAL MARKET OB/XF VALUE

9,707

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

284,360

SOH/AGL Deduction

1,423

ASSESSED VALUE

282,937

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

232,937

TOTAL JUST VALUE

284,360

NCON VALUE

6,820

INCOME VALUE

PREVIOUS YEAR MKT VALUE

268,075

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B0413345

BLDG

161,280

07/01/2004

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2516/0360

11/22/2021

WD Q

I

I

01

345,000

GRANTOR: GUINN CORTNEY L

GRANTEE: HENDERSON DE SHUN M

1995/0518

7/31/2015

WD Q

I

I

01

185,000

GRANTOR: WINDHAM JEFFREY M & T

GRANTEE: GUINN CORTNEY L

BUILDING NOTES

BAS=[YR=2004] W20 USP=[YR=2005] N10 W18 S10 E18\$ W20 S28 E12 FOP=[YR=2004] S3 E7 FGR=[YR=2004] S15 E21 N18 W21 S3\$ N3 W7\$ E28 N28\$ PTR=E20 FUS=[YR=2004] E40 S30 W20 N8 W4 N10 W4 S18 W12 N30\$ W20\$.