

PHELAN JAMES CHRISTOPHER
78119 DUCKWOOD TRAIL
YULEE, FL 32097

11-2N-26-2052-0104-0000

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

05 AVERAGE 60

16 WD FR STUC 40

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 80

13 LVT/LAMNT 20

03 CENTRAL 100

04 AIR DUCTED 100

4 100

2 100

02 WOOD FRAME 100

1. 1. 100

0 100

00 NONE 100

03 Quality Level 03

0100 SINGLE FAMILY

MKT AREA 05

5005.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

BAS 1,784 100 1,784 171,000

FGR 426 55 234 22,430

FOP 130 30 39 3,738

PTO 250 5 12 1,150

TOTALS 2,590 2,069 198,319

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,069 106.4280 101.11 209,197 2012 2012 0 0 5.20 94.80

1 SINGLE FAM - 100% - 2024 Heated Area: 1784 HX Base Yr 2024

BLD DATE 12/10/2012 KK LGL DATE

XF DATE LAND DATE

INC DATE AG DATE

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 0 631.00 SF 5.20 5.20 100 2012 2012 3 93 3,052

2 0810 CONCRETE A 0 100 13 3 39.00 SF 6.50 6.50 100 2012 2012 3 93 236

LAND DESCRIPTION

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 000134 C SFR POND 100 0003 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 55,000.00 55,000.00 55,000

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 198,319

TOTAL MARKET OB/XF VALUE 3,288

TOTAL LAND VALUE - MARKET 55,000

TOTAL MARKET VALUE 256,607

SOH/AGL Deduction 133,767

ASSESSED VALUE 122,840

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 72,840

TOTAL JUST VALUE 256,607

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 247,709

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2654/1339 7/14/2023 WD Q I 01 320,000

GRANTOR: BARRONE CHRISTOPHER

GRANTEE: PHELAN JAMES CHRIST

2654/1338 6/24/2023 QC U I 11 100

GRANTOR: BARRONE JENNIFER

GRANTEE: BARRONE CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W25 PTO=[YR=2012] N10 W25 S10 E25\$ W25 S28 FGR=[YR=2012] S20 E21 N4 FOP=[YR=2012] E15 N6 W11 N10 W4 S16\$ N18 W3 S2 W18\$ E18 N2 E3 S2 E4 S10 E11 S10 E14 N48\$.

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS