

COLLINS HEATHER M
70646 TURTLE CREEK CT
YULEE, FL 32097

13-2N-26-1832-0081-0000

BUILDING CHARACTERISTICS

ELEMENT	CD		TOTAL ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Exterior Wall	03	HARDIE BRD 100	113.1900	107.53	217,856	2023	2023	0	0	0.00	100.00
Roof Structur	03	GABLE/HIP 100									
Roof Cover	03	COMP SHNGL 100									
Interior Wall	05	DRYWALL 100									
Interior Floo	11	CLAY TILE 50									
Interior Floo	14	CARPET 50									
Air Condition	03	CENTRAL 100									
Heating Type	04	AIR DUCTED 100									
Bedrooms		3 100									
Bathrooms		2 100									
Frame	02	WOOD FRAME 100									
Stories Units	1.	1. 100									
Occupancy	00	NONE 100									
Quality		03 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	1,709	100	1,709	183,769							
FGR	430	55	236	25,377							
FOP	121	30	36	3,871							
FOP	132	30	40	4,301							
FST	9	55	5	538							
TOTALS	2,401		2,026	217,856							

MARKET ADJUSTMENTS

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

0100 01 2,026 113.1900 107.53 217,856 2023 2023 0 0 0.00 100.00

1 SINGLE FAM - 100% - 2024 Heated Area: 1709 HX Base Yr 2024

Diagram showing building footprint (BAS) and surrounding areas (FGR, FOP).

Diagram labels include BAS 2023, FGR 2024, FOP 2024, and various dimensions like 29, 11, 12, 11, 36, 43, 5, 2, 15, 3, 3, 14, 20, 3, 11, 2, 21, 23, 20.1, 6.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		217,856	
TOTAL MARKET OB/XF VALUE		3,692	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		276,548	
SOH/AGL Deduction		46,253	
ASSESSED VALUE		230,295	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		180,295	
TOTAL JUST VALUE		276,548	
NCON VALUE		221,548	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		55,000	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U I	V I	RSN CD	SALE PRICE
2679/1789	11/15/2023	SW Q	Q	I	01	333,000

GRANTOR:D R HORTON INC-JACKSO
GRANTEE:COLLINS HEATHER M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-60,-20] E29 S12 E11 S43 W20 N14 E3 N3 W3 W15 N2 W5 N36 \$
FGR=[YR=2024;ORIG=-60,16] E5 S2 E15 S3 S14 S4 W20 N23 \$
FOP=[YR=2024;ORIG=-31,-20] E11 S12 W11 N12 \$
FOP=[YR=2024;ORIG=-41,39] E1 U3.11L0.1 U0.1R20.1 S6 W21 N2 \$
FST=[YR=2024;ORIG=-40,18] E3 S3 W3 N3 \$

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	0811	CONCRETE B	0 100	0	0	710.00	SF	5.20	5.20	100	2024	2023		100	3,692	

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

REVIEW DATE 12/14/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS