

LOT 376
RIVER GLEN PH 3 OR 2573/1965

PURVIS JOSHUA JAMES & LAUREN KRISTA
75843 WILDFLOWER CT
YULEE, FL 32097

2024

13-2N-26-1832-0376-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																																			
Exterior Wall	31	HARDIE BRD 100	0100	01	2,748	105.6000	100.32	275,679	2023	2023	0	0	0.00	100.00	VALUATION SUMMARY																																			
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024												Heated Area: 2494												HX Base Yr 2024																							
Roof Cover	03	COMP SHNGL 100	STR 2023 BAS 2023 FGR 2023 FOP 2023												BAS 2023												BAS 2023												BAS 2023											
Interior Wall	05	DRYWALL 100													PTO 2023												PTO 2023												PTO 2023											
Interior Floo	14	CARPET 60													BAS 2023												BAS 2023												BAS 2023											
Interior Floo	08	SHT VINYL 40													BAS 2023												BAS 2023												BAS 2023											
Air Condition	03	CENTRAL 100													BAS 2023												BAS 2023												BAS 2023											
Heating Type	04	AIR DUCTED 100													BAS 2023												BAS 2023												BAS 2023											
Bedrooms		5 100													BAS 2023												BAS 2023												BAS 2023											
Bathrooms		3 100													BAS 2023												BAS 2023												BAS 2023											
Frame	02	WOOD FRAME 100													BAS 2023												BAS 2023												BAS 2023											
Stories	2.	2. 100													BAS 2023												BAS 2023												BAS 2023											
Units		0 100	BAS 2023												BAS 2023												BAS 2023																							
Occupancy	00	OWNER OCC 100	BAS 2023												BAS 2023												BAS 2023																							
Quality			03	Quality Level 03												BAS 2023												BAS 2023																						
DOR CODE			0100	SINGLE FAMILY												BAS 2023												BAS 2023																						
MAP NUM				MKT AREA												BAS 2023												BAS 2023																						
NEIGHBORHOOD/LOC			5009.00	BAS 2023												BAS 2023												BAS 2023																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS 2023												BAS 2023												BAS 2023																					
BAS	1,058	100	1,058	106,139	BAS 2023												BAS 2023												BAS 2023																					
BAS	1,436	100	1,436	144,060	BAS 2023												BAS 2023												BAS 2023																					
FGR	420	55	231	23,174	BAS 2023												BAS 2023												BAS 2023																					
FOP	48	30	14	1,404	BAS 2023												BAS 2023												BAS 2023																					
PTO	70	5	4	401	BAS 2023												BAS 2023												BAS 2023																					
STR	52	10	5	502	BAS 2023												BAS 2023												BAS 2023																					
TOTALS			3,084	2,748	275,679	BAS 2023												BAS 2023												BAS 2023																				
EXTRA FEATURES					75843 WILDFLOWER CT, YULEE												BAS 2023												BAS 2023																					
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	BAS 2023																																		
1	0811	CONCRETE B	0 100	0 0	672.00	SF	5.20	5.20	100	2024	2023		100	3,494		BAS 2023																																		
TOTAL OB/XF																	3,494																																	
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	000100	C	SFR	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 10/17/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS																																																		