PT LOT 73 IN OR 2190/1162
(EX PT IN CNTY R/W)
SUB OF GOVT LOT 9 IN

CRUZ ABELARDO F & PHELITIA C
75273 RANDY RD
YULEE, FL 32097

2024

14-2N-26-4280-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

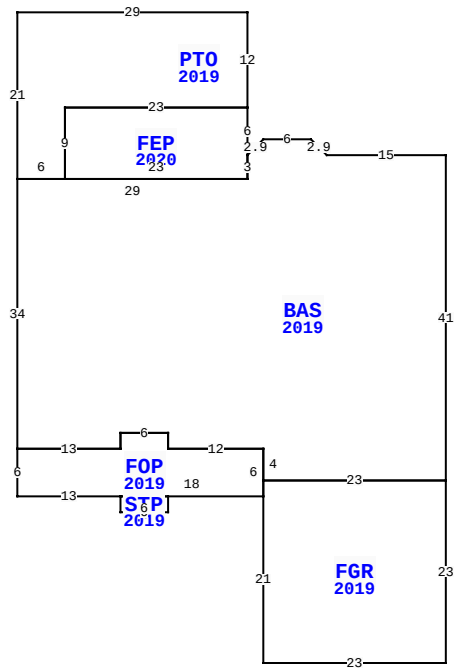
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,007	100	2,007	284,384
FEP	207	80	166	23,522
FGR	529	55	291	41,234
FOP	198	30	59	8,360
PTO	402	5	20	2,834
STP	12	10	1	142
TOTALS	3,355		2,544	360,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,544	115.2000	144.00	366,336	2019	2019	0	0	0	1.60	98.40

1 SNGL FAM – 100% - 2020 Heated Area: 2007 HX Base Yr 2020



75273 RANDY RD, 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		360,475
TOTAL MARKET OB/XF VALUE		7,914
TOTAL LAND VALUE - MARKET		125,100
TOTAL MARKET VALUE		493,489
SOH/AGL Deduction		221,741
ASSESSED VALUE		271,748
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,748
TOTAL JUST VALUE		493,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004266	ADDITION	19,000	05/19/2020
19001584	CO ISSUED	0	10/17/2019
19001584	NEW CONSTR	279,066	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2190/1162	4/17/2018	WD	Q	V	01	45,500
GRANTOR: SIMMONS KEITH M & TAM						
GRANTEE: CRUZ ABELARDO F & P						
2054/0767	5/18/2016	WD	Q	V	01	44,900
GRANTOR: RANDY ROAD LLC						
GRANTEE: SIMMONS KEITH M & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 U2 L2 W6 D2 L2 FEP=[YR=2020] N6
PTO=[YR=2019] N12 W29 S21 E6 N9 E23$ W23 S9 E23 N3$ S3 W29
S34 FOP=[YR=2019] S6 E13 STP=[YR=2019] S2 E6 N2 W6$E18
FGR=[YR=2019] S21 E23 N23 W23 S2$ N6 W12 N2 W6 S2 W13$ E13 N2
E6 S2 E12 S4 E23 N41$.

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	1,553.00	SF	5.20	5.20	100	2019	2019	3	98	7,914	

LAND DESCRIPTION

TOTAL OB/XF 7,914

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	000115	C	SFR ACRES	100		RM	0.00	0.00	2.78	AC		1.00	1.00	1.00	45,000.00	45,000.00	125,100							

REVIEW DATE 08/18/2020 BY KB Total Acres: 2.78 Total Land Value: 125,100 Market: 0 Agricultural: 0 Common: 125,100 PRINTED 08/06/2024 BY SYS