PT OF UNNUMBERED TRACT IN
IN OR 2260/884
SUB OF GOVT LOT 9 IN

DUNLAP WILLIAM R
75051 RANDY ROAD
YULEE, FL 32097

2024

14-2N-26-4280-0002-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

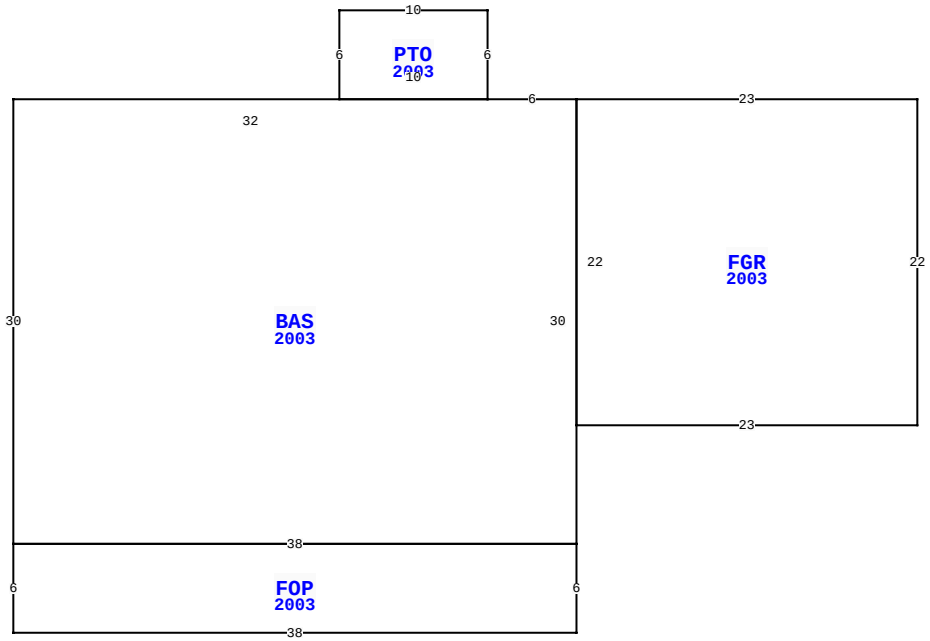
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,140	100	1,140	149,019
FGR	506	55	278	36,340
FOP	228	30	68	8,889
PTO	60	5	3	393
TOTALS	1,934		1,489	194,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,489	115.8720	144.84	215,667	2003	2003	0	0	0	9.75	90.25

1 SNGL FAM – 0% - 0 Heated Area: 1140 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

75051 RANDY RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	194,639
TOTAL MARKET OB/XF VALUE	14,794
TOTAL LAND VALUE - MARKET	56,250
TOTAL MARKET VALUE	265,683
SOH/AGL Deduction	42,584
ASSESSED VALUE	223,099
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,099
TOTAL JUST VALUE	265,683
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036378	NEW CONSTR	0	01/01/2003
B0310653	NEW CONSTR	0	01/01/2003
B0310653	NEW CONSTR	91,167	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2260/0884	2/28/2019	WD	U	I	11	100
GRANTOR: WEINBERG JAMES D & AU						
GRANTEE: DUNLAP WILLIAM R						
2058/1921	7/14/2016	WD	Q	I	01	215,000
GRANTOR: WEINBERG JAMES D & AU						
GRANTEE: DUNLAP WILLIAM R						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W23 BAS=[YR=2003] W6 PTO=[YR=2003] N6 W10 S6 E10 $ W32 S30 FOP=[YR=2003] S6 E38 N6 W38 $ E38 N30 $ S22 E23 N22 $.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	0	0	0	380.00	SF	6.50	6.50	100	2003	2003	3	83	2,050	
2	0510	GARAGE WD-	0	0	20	30	600.00	SF	35.00	35.00	100	2004	2004	3	36	7,560	
3	0681	POLE SHED	0	0	8	30	240.00	SF	15.00	15.00	100	2004	2004	3	36	1,296	
4	0681	POLE SHED	0	0	14	30	420.00	SF	15.00	15.00	100	2004	2004	3	36	2,268	
5	0681	POLE SHED	0	0	15	20	300.00	SF	15.00	15.00	100	2004	2004	3	36	1,620	

LAND DESCRIPTION

TOTAL OB/XF 14,794

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		RM	0.00	0.00	1.25	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,250							

REVIEW DATE 08/22/2022 BY KBA Total Acres: 1.25 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 08/06/2024 BY SYS