

FRULAND JOHN & JUDY
86123 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

15-3N-24-2560-0011-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall19COMMON BRK 90

Exterior Wall05AVERAGE 10

RooF Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2.5 100

Frame Stories Units03MASONRY 100
1. 1. 100
0 100

BUD8 Adjustme Occupancy04DIST 01 100
00 NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS2,0701002,070253,364

FOP6030182,203

FST1925510612,975

UGR2524511313,831

UST13245597,222

TOTALS2,7062,366289,594

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,366136.4748170.59403,616196419840028.2571.75

1 SNGL FAM - 100% - 2019Heated Area: 2070HX Base Yr 2019

461245452121263320120

3BAS1993

16FST1993

11UST1993

21UGR1993

3FOP1993

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

289,5949,39825,000323,992147,593176,39955,000121,399323,9920312,261

HX HB VX

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

2696/13602/28/2024WD U I 37140,000

GRANTOR:NORDQUIST CARLOS H

GRANTEE:FRULAND JOHN & JUDY

2220/12338/31/2018WD Q I 01205,000

GRANTOR:RICHARDSON BOBBY HUGH

GRANTEE:NORDQUIST CARLOS H

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W46 S45 E26 FOP=[YR=1993]
S3E20 UGR=[YR=1993] E12 N21 UST=[YR=1993] N11 W12 S11 E12\$
W12 S21\$ N3 W20\$ E20 N45\$ S16 E12 N16\$.

EXTRA FEATURES

37145 ALICE ST, HILLIARD

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000519.00SF5.205.2010019801980332.5877

20500FP-PRE FAB0100001.00UT3,500.003,500.0010019801980346.51,628

30940SHEDS/PORT01008864.00SF30.0030.0010019851985320384

40510GARAGE WD-01002424576.00SF35.0035.00100199419943204,032

50681POLE SHED01002412288.00SF15.0015.0010019941994320864

60681POLE SHED01002416384.00SF15.0015.00100200020003281,613

LAND DESCRIPTIONTOTAL OB/XF9,398

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006RS-E210.00210.001.00UT1.001.001.0025,000.0025,000.0025,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 25,000Market: 0Agricultural: 0Common: 25,000PRINTED 08/06/2024 BY SYS