LOT 1
IN OR 2223/1618
R434161 & R434162

DICKERHOOF JACKIE
75066 PASSPORT COURT
YULEE, FL 32097

2024

18-2N-27-4317-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

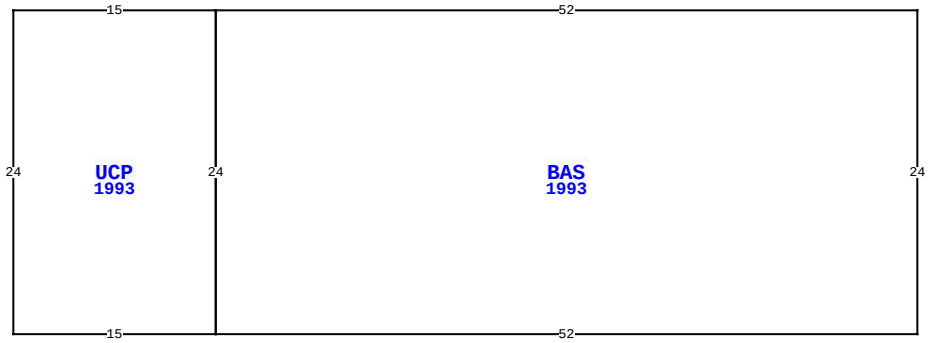
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	32,183
UCP	360	20	72	1,857
TOTALS	1,608		1,320	34,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,320	122.8000	85.96	113,467	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2005 Heated Area: 1248 HX Base Yr 2005



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

75066 PASSPORT CT, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		34,040
TOTAL MARKET OB/XF VALUE		3,854
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		102,894
SOH/AGL Deduction		30,249
ASSESSED VALUE		72,645
TOTAL EXEMPTION VALUE	HX HB WX	52,645
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		102,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,483

R434161 & R434162

88 FLEE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2223/1618	9/07/2018	QC	U	I	11	100
GRANTOR: DICKERHOOF JACKIE (SU						
GRANTEE: DICKERHOOF JACKIE						
1240/1749	6/25/2004	WD	Q	I		98,500
GRANTOR: COLLIER JACK C						
GRANTEE: DICKERHOFF JACKIE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 UCP=[YR=1993] W15 S24 E15 N24 $ S24 E52 N24 $.

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	0300	BOAT DCK W	0	100	0	0	300.00	SF	40.00	40.00	100	1989	1989	3	20	2,400	
2	1242	WD DECK A	0	100	18	14	252.00	SF	10.00	10.00	100	1999	1999	3	20	504	
3	1242	WD DECK A	0	100	18	12	216.00	SF	10.00	10.00	100	1999	1999	3	20	432	
4	0751	UOP	0	100	16	12	192.00	SF	10.00	10.00	100	1999	1999	3	27	518	

LAND DESCRIPTION

TOTAL OB/XF 3,854

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	000133	C	SFR LAKE	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/31/2022 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS