

PT OF GOVT LOT 1 &
N370.28 FT OF GOVT LOT 4
PARCELS 2-4 2-5 2-6 2-7 & 2-11

FREEMAN JOHN B & BERNICE A
96114 RAMBLING OAKS TRAIL
YULEE, FL 32097

2024

24-2N-28-0000-0002-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 50
Exterior Wall	19 COMMON BRK 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	165	15	25	2,934
BAS	1,630	100	1,630	191,292
FGR	528	55	290	34,033
FOP	112	30	34	3,990
FST	144	55	79	9,271
FUS	1,582	100	1,582	185,659
USP	165	30	50	5,868

TOTALS	4,326	3,690	433,048
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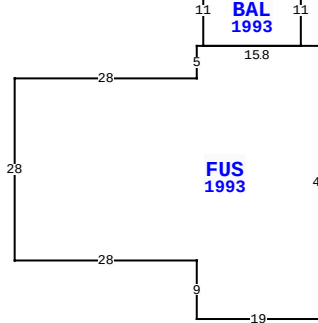
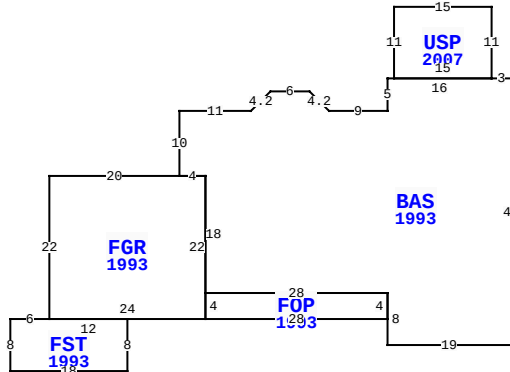
EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	396.00	SF	8.13	8.13	100	1988	1988	3	54.5	1,754	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
3	1242	WD DECK A	0	100	0	0	905.00	SF	10.00	10.00	100	1989	1989	3	20	1,810	
4	0810	CONCRETE A	0	100	28	20	560.00	SF	6.50	6.50	100	1989	1989	3	57	2,075	
5	0300	BOAT DCK W	0	100	0	0	1,315.00	SF	40.00	40.00	100	2010	2010	3	60	31,560	
6	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2010	2010	3	45	1,035	
7	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2010	2010	3	60	2,496	
8	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	400	
9	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2015	2015	3	70	1,050	
10	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	2015	2015	3	70	4,368	

LAND DESCRIPTION

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	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	5.24	AC		1.00	1.00	0.60	135,000.00	81,000.00	424,440							
2	009500	C	SUBMERGED	100		RSF-1	0.00	0.00	3.15	AC		1.00	1.00	1.00	25.00	25.00	79							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,690	112.9550	141.19	520,991	1988	1998	0	0	0	16.88	83.12	
1 SNGL FAM - 100% - 0				Heated Area: 3212				HX Base Yr					



NASSAU COUNTY PROPERTY													PAGE 1 of 2		4
VALUATION SUMMARY													STANDARD		

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		433,048	
TOTAL MARKET OB/XF VALUE		55,420	
TOTAL LAND VALUE - MARKET		424,519	
TOTAL MARKET VALUE		912,987	
SOH/AGL Deduction		466,082	
ASSESSED VALUE		446,905	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		396,905	
TOTAL JUST VALUE		912,987	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		897,571	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1912453	REPAIR/RRF	12,585	12/05/2019
3958	NEW CONSTR	119,334	03/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0540/0164	4/05/1988	WD	U	V	07	100

GRANTOR: JONES IRIS F						
GRANTEE: FREEMAN JOHN B						
0513/0203	3/18/1987	WD	U	I		40,000
GRANTOR: JONES IRIS FREEMAN						
GRANTEE: FREEMAN JOHN & B A						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W3 USP=[YR=2007] N11 W15 S11 E15\$ W16 S5 W9 U3 L3 W6 D3 L3 W11 S10 FGR=[YR=1993] W20 S22 FST=[YR=1993] W6 S8 E18 N8 W12\$ E24 FOP=[YR=1993] E28 N4 W28 S4\$ N22 W4 \$ E4 S18 E28 S8 E19 N41\$ PTR= E15 FUS=[YR=1993] E28 N5 E1 BAL=[YR=1993] N11 E15 S11 W15\$ E18 S42 W19 N9 W28 N28\$ W15\$.

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