

HOLZENDORF QUINN EST
C/O ANTHONY ALDERMAN, 96157 NORTH PRINCE DR
YULEE, FL 32097

24-2N-28-0000-0017-0010

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10004PLYWOOD 10009PINE WOOD 10002WINDOW 10002CONVECTION 1002100110002WOOD FRAME 1001.1.100010004DIST 01 10000NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4025.00AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS73610073657,272FEP160801289,960UST5645251,946TOTALS95288969,177EXTRA FEATURES464101 SR 200, YULEE

MARKET ADJUSTMENTS

TOTYPEMDLEFF. AREA101889103.6800EFF. BASE RATE98.50REPL. COST NEW87,566AYB1968EYB1968ECONFNCT0021.00% COND79.00Heated Area: 736HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARYSTANDARDTax Group: 4Tax Dist:BUILTING MARKET VALUE69,177TOTAL MARKET OB/XF VALUE188TOTAL LAND VALUE - MARKET49,980TOTAL MARKET VALUE119,345SOH/AGL Deduction14,074ASSESSED VALUE105,271TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE105,271TOTAL JUST VALUE119,345NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE116,091SALES DATAOFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICEBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W32 UST=[YR=1993] N7 W8 S7 E8 \$ W8 S12 E8 S8 E10 FEP=[YR=1993] S8 E20 N8 W20 \$ E22 N20 \$.LAND DESCRIPTIONTOTAL OB/XF188LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT LND UTUNIT DDPHTFACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESTHEAR DENSITYDECLFRZYR CONSRV1000100CSFR0RM84.00130.0084.00FF21.001.000.85700.00595.0049,980REVIEW DATE 12/11/2019 BY KWA Total Acres: 0.00 Total Land Value: 49,980 Market: 0 Agricultural: 0 Common: 49,980 PRINTED 08/06/2024 BY SYS