

GRUBBS KERRY S
940832 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

24-2N-28-0000-0038-0040

[illegible]

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BUILDING CHARACTERISTICS

ELEMENT CD

Exterior Wall
Roof Structur

25
10

MOD METAL 100
STEEL FRME 100

RMS Stories Units

1.

2 100
1. 100
0 100

Quality

03

QUALITY LEVEL 03

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4025.00

TOTALS

3,000

2,520

60,023

EXTRA FEATURES

96409 MT ZION LOOP, YULEE

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

LAND DESCRIPTION

TOTAL OB/XF

0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

08/17/2021

BY

KWX

Total Acres:

0.00

Total Land Value:

45,360

Market:

0

Agricultural:

0

Common:

45,360

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MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

6500 04 2,520 89.5544 31.34 78,977 2006 2006 0 0 24.00 76.00

2 GARAGE RES - 0% - 0 Heated Area: 2400 HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 75,697

TOTAL MARKET OB/XF VALUE 11,235

TOTAL LAND VALUE - MARKET 45,360

TOTAL MARKET VALUE 132,292

SOH/AGL Deduction 0

ASSESSED VALUE 132,292

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 132,292

TOTAL JUST VALUE 132,292

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 132,934

SUBAREA MARKET VALUE

BAS 2006

UCP 2021

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1957/0848 1/09/2015 WD Q I 01 240,000

GRANTOR: LANDON DOROTHY W

GRANTEE: GRUBBS KERRY S

1459/0950 11/15/2006 WD Q I 138,300

GRANTOR: SSI PROPERTIES INC

GRANTEE: LANDON DOROTHY W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W40 S60 UCP=[YR=2021] S15 E40 N15 W40\$ E40 N60 \$.