

LOT 5  
PT OR 1605/1768  
G A PRINCE SURVEY OR 15/534

GILYARD TORRIE/GILYARD ALLEAN D  
96025 ZION CT  
YULEE, FL 32097

2024

24-2N-28-4940-0005-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 15 CONC BLOCK 80  |
| Exterior Wall            | 05 AVERAGE 20     |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 04 PLYWOOD 50     |
| Interior Wall            | 05 DRYWALL 50     |
| Interior Floor           | 08 SHT VINYL 50   |
| Interior Floor           | 14 CARPET 50      |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 2 100             |
| Bathrooms                | 2 100             |
| Frame                    | 03 MASONRY 100    |
| Stories                  | 1. 1. 100         |
| Units                    | 0 100             |
| BUD8 Adjustme            | 04 DIST 01 100    |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 05 Quality Level 05 |
| DOR CODE | 0100 SINGLE FAMILY  |

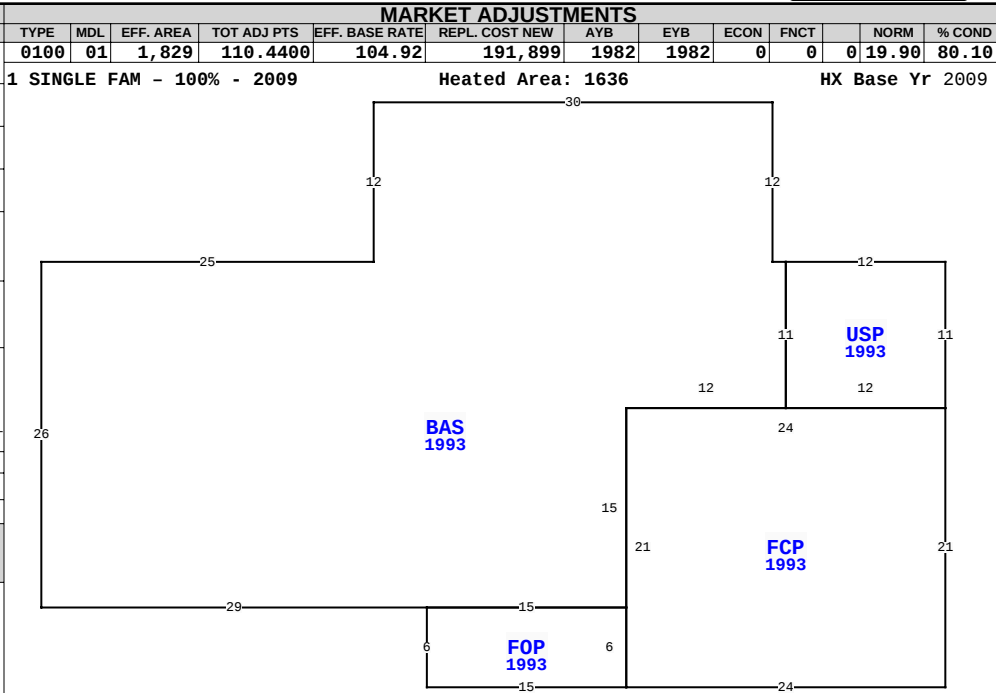
|                          |          |    |
|--------------------------|----------|----|
| MAP NUM                  | MKT AREA | 04 |
| NEIGHBORHOOD/LOC 4025.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,636            | 100         | 1,636        | 137,491              |
| FCP       | 504              | 25          | 126          | 10,589               |
| FOP       | 90               | 30          | 27           | 2,269                |
| USP       | 132              | 30          | 40           | 3,362                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,362 | 1,829 | 153,711 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |          |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0 100   | 15 | 13 | 195.00   | SF | 6.50     | 6.50           | 100       | 2000    |
| 2              | 0504       | FP-ELECTRI  | 0 100   | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 1995    |
| 3              | 0803       | ASPHALT C   | 0 100   | 0  | 0  | 1,459.00 | SF | 2.00     | 2.00           | 100       | 1995    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |           |      |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | RM       | 73.00 | 113.00 | 0.19        | AC        | 1.00 |



96025 ZION CT, YULEE

|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

06/05/2023 MLU

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 4              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 153,711     |
| TOTAL MARKET OB/XF VALUE  |  |  | 4,000       |
| TOTAL LAND VALUE - MARKET |  |  | 22,800      |
| TOTAL MARKET VALUE        |  |  | 180,511     |
| SOH/AGL Deduction         |  |  | 77,226      |
| ASSESSED VALUE            |  |  | 103,285     |
| TOTAL EXEMPTION VALUE     |  |  | 50,000      |
| BASE TAXABLE VALUE        |  |  | 53,285      |
| TOTAL JUST VALUE          |  |  | 180,511     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 173,692     |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| R1703900   | REPAIR/RRF  | 11,000 | 06/01/2017 |

| SALES DATA                   |            |           |     |     |        |            |  |
|------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1605/1768                    | 12/23/2008 | QC        | U   | I   | 01     | 100        |  |
| GRANTOR: GILYARD ALLEAN D    |            |           |     |     |        |            |  |
| GRANTEE: GILYARD ALLEAN D &  |            |           |     |     |        |            |  |
| 1211/0431                    | 2/27/2004  | QC        | U   | I   | 06     | 100        |  |
| GRANTOR: THORNTON WILLIE LEE |            |           |     |     |        |            |  |
| GRANTEE: THORNTON WILLIE LEE |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                             |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W30 S12 W25 S26 E29 FOP=[YR=1993] S6 E15          |  |  |  |  |  |  |  |  |  |  |  |
| FCP=[YR=1993] E24 N21 USP=[YR=1993] N11 W12 S11 E12\$ W24 S21\$ |  |  |  |  |  |  |  |  |  |  |  |
| N6 W15\$ E15 N15 E12 N11 W1 N12\$.                              |  |  |  |  |  |  |  |  |  |  |  |