LOTS 7 & 8
IN OR 2455/1737
G A PRINCE SURVEY OR 15/534

IRIZARRY WILSON J & MELLODDY
96001 ZION CT
YULEE, FL 32097

2024

24-2N-28-4940-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

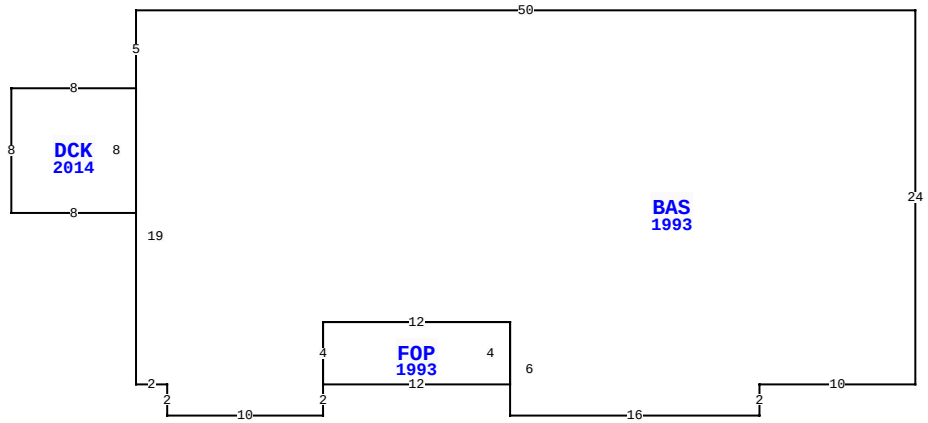
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	06	BD/BATTEN 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,204	100	1,204	130,077
DCK	64	10	6	648
FOP	48	30	14	1,512
TOTALS	1,316		1,224	132,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,224	131.0584	124.51	152,400	1972	2000	0	0	0	13.23	86.77

1 SINGLE FAM – 100% - 2022 Heated Area: 1204 HX Base Yr 2022



96001 ZION CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		132,237
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		174,237
SOH/AGL Deduction		28,599
ASSESSED VALUE		145,638
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,638
TOTAL JUST VALUE		174,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108818	SHED	4,102	07/06/2021
B2003436	REPAIR/RRF	5,000	05/01/2020
B22821	REMODEL	27,500	08/01/2009
0330	ADDITION	12,600	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2455/1737	2/23/2021	WD	Q	I	01	170,000
GRANTOR: THOMPSON GENEVA F/K/A						
GRANTEE: IRIZARRY WILSON J &						
2129/0561	6/22/2017	WD	Q	I	01	130,000
GRANTOR: ICO EQUITY SOLUTION L						
GRANTEE: EGGERS GENEVA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S5 DCK=[YR=2014] W8 S8 E8 N8$ S19 E2 S2 E10 N2 FOP=[YR=1993] E12 N4 W12 S4$ N4 E12 S6 E16 N2 E10 N24$.

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	RM	100.00	113.00	0.35	AC		1.00	1.00	1.50	80,000.00	120,000.00	42,000							

REVIEW DATE 01/04/2022 BY KWX Total Acres: 0.35 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/06/2024 BY SYS