

LOT 11 (EX S-1 & S-2)  
IN OR 1926/497  
STE-MAG UNIT 2 PB 5/47

WHITE ERNEST L & JACQUELYN Y  
PO BOX 162  
YULEE, FL 32041-0162

2024

24-2N-28-4962-0011-0000



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 20               | FACE BRICK 100   |
| Roof Structur            | 03               | GABLE/HIP 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floo            | 13               | LVT/LAMMT 90     |
| Interior Floo            | 11               | CLAY TILE 10     |
| Air Condition            | 03               | CENTRAL 100      |
| Heating Type             | 04               | AIR DUCTED 100   |
| Bedrooms                 | 4                | 100              |
| Bathrooms                | 2.5              | 100              |
| Frame                    | 02               | WOOD FRAME 100   |
| Stories                  | 1.               | 1. 100           |
| Units                    | 0                | 0 100            |
| Occupancy                | 00               | NONE 100         |
|                          |                  |                  |
| Quality                  | 02               | Quality Level 02 |
| DOR CODE                 | 0100             | SINGLE FAMILY    |
| MAP NUM                  |                  | MKT AREA 04      |
| NEIGHBORHOOD/LOC         | 4031.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 2,770            | 100              |
| FGR                      | 552              | 55               |
| FOP                      | 48               | 30               |
| FSP                      | 210              | 40               |
| TOTALS                   | 3,580            | 3,172            |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                                       | 01  | 3,172     | 96.2274     | 120.28         | 381,528        | 2015 | 2015 | 0    | 0    | 6.00 | 94.00  |
| 1 SNGL FAM - 100% - 2016 Heated Area: 2770 HX Base Yr 2016 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 4              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 358,636   |               |
| TOTAL MARKET OB/XF VALUE  |  | 14,637    |               |
| TOTAL LAND VALUE - MARKET |  | 125,000   |               |
| TOTAL MARKET VALUE        |  | 498,273   |               |
| SOH/AGL Deduction         |  | 268,908   |               |
| ASSESSED VALUE            |  | 229,365   |               |
| TOTAL EXEMPTION VALUE     |  | 50,000    |               |
| BASE TAXABLE VALUE        |  | 179,365   |               |
| TOTAL JUST VALUE          |  | 498,273   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 438,205   |               |

|                  |                  |             |              |
|------------------|------------------|-------------|--------------|
| MAP NUM          |                  | MKT AREA    | 04           |
| NEIGHBORHOOD/LOC | 4031.00          |             |              |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS              | 2,770            | 100         | 2,770        |
| FGR              | 552              | 55          | 304          |
| FOP              | 48               | 30          | 14           |
| FSP              | 210              | 40          | 84           |
| TOTALS           | 3,580            |             | 3,172        |

|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 03/03/2023 | NW | LGL DATE  |            |
| XF DATE  |            |    | LAND DATE | 04/22/2024 |
| INC DATE |            |    | AG DATE   | MLU        |

| 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 |
| 1              | 0504       | FP-ELECTRI  | 0       | 100 | 0 | 0     |    | 1.00     | 2,000.00       | 100       | 2015    | 2015        | 3 | 97     |
| 2              | 0812       | CONCRETE C  | 0       | 100 | 0 | 0     |    | 2,917.00 | SF 4.00        | 100       | 2015    | 2015        | 3 | 95     |
| 3              | 0810       | CONCRETE A  | 0       | 100 | 0 | 0     |    | 261.00   | SF 6.50        | 100       | 2015    | 2015        | 3 | 95     |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1530310   | CO ISSUED   | 0       | 11/30/2015 |
| B1530310   | NEW CONSTR  | 325,908 | 04/01/2015 |

| SALES DATA                   |           |           |     |     |        |            |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1926/0497                    | 7/03/2014 | WD        | U   | V   | 11     | 100        |
| GRANTOR: THOMPSON GEORGE E   |           |           |     |     |        |            |
| GRANTEE: WHITE ERNEST L & JA |           |           |     |     |        |            |
| 1925/1168                    | 7/03/2014 | WD        | U   | V   | 30     | 20,500     |
| GRANTOR: THOMPSON GEORGE E   |           |           |     |     |        |            |
| GRANTEE: WHITE ERNEST L & JA |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2015] W24 S13 W7 U2 L2 W4 D2 L2 W10 FSP=[YR=2015] N10 W21 S10 E21\$ W36 S36 E24 FOP=[YR=2015] E8 N6 W8 S6\$ N6 E10 D2 R3 E5 U2 R3 E16 FGR=[YR=2015] S12 E24 N23 W24 S11\$ N11 E24 N32\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|
| 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 |
| 1                | 000115   | C   | SFR ACRES            | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        | AC        |     | 1.00      | 1.00   | 1.00    |