

LOT 7 & PARCEL 2-35
ESMT PT OR 448/660
IN OR 1689/891

KRAMER LVG TRUST/KRAMER JOSEPH R TRUSTEE
96003 SKY LANE
YULEE, FL 32097

2024

25-2N-28-0600-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,905	100	1,905	187,953
DCK	360	10	36	3,552
FCP	390	25	98	9,669
FGR	400	55	220	21,706
FOP	36	30	11	1,085
FUS	1,002	100	1,002	98,861

TOTALS	4,093		3,272	322,826
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EXTRA FEATURES				
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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
1	0811	CONCRETE B	0 100	30	60	1,800.00	SF	5.20	5.20	100	1993	1993	3	66	6,178	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
3	0812	CONCRETE C	0 100	0	0	3,000.00	SF	4.00	4.00	100	1995	1995	3	70	8,400	
4	0812	CONCRETE C	0 100	0	0	822.00	SF	4.00	4.00	100	1996	1996	3	72	2,367	
5	0855	CONC PAVER	0 100	0	0	432.00	SF	3.00	3.00	100	1995	1995	3	70	907	
6	0803	ASPHALT C	0 100	0	0	1,670.00	SF	2.00	2.00	100	1997	1997	3	50	1,670	
7	0810	CONCRETE A	0 100	0	0	450.00	SF	6.50	6.50	100	2011	2011	3	92	2,691	

LAND DESCRIPTION																
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.74	AC		1.00	1.00	1.00	80,000.00	80,000.00

REVIEW DATE	10/25/2019	BY	KWA
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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	
0900	01	3,272	99.9120	124.89	408,640	1995	1995	0	0	0	21.00	79.00
1 SNGL FAM - 100% - 2010 Heated Area: 2907 HX Base Yr 2010												

96003 SKYLANE DR, YULEE	BLD DATE	LGL DATE	06/20/2023	MLU
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	XF DATE	LAND DATE		
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	INC DATE	AG DATE		
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2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
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5	0855	CONC PAVER	0 100	0	0	432.00	SF	3.00	3.00	100	1995	1995	3	70	907	
6	0803	ASPHALT C	0 100	0	0	1,670.00	SF	2.00	2.00	100	1997	1997	3	50	1,670	
7	0810	CONCRETE A	0 100	0	0	450.00	SF	6.50	6.50	100	2011	2011	3	92	2,691	

TOTAL OB/XF 24,908																
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1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.74	AC		1.00	1.00	1.00	80,000.00	80,000.00

Market:	0	Agricultural:	0	Common:	139,200
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		378,641
TOTAL MARKET OB/XF VALUE		24,908
TOTAL LAND VALUE - MARKET		139,200
TOTAL MARKET VALUE		542,749
SOH/AGL Deduction		254,323
ASSESSED VALUE		288,426
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		238,426
TOTAL JUST VALUE		542,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1902458	REPAIR/RRF	23,015	03/01/2019
B25229	XF0B	2,200	10/01/2011
94-1389	NEW CONSTR	0	12/01/1994
94-01186	NEW CONSTR	111,955	06/01/1994

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD
1689/0891	4/23/2010	WD U I	30
GRANTOR: KRAMER STEPHANIE G &			
GRANTEE: KRAMER JOSEPH R & S			
1652/1893	10/27/2009	WD U I	30
GRANTOR: GARNER REGINA R			
GRANTEE: KRAMER STEPHANIE G			

BUILDING NOTES			
BAS=[YR=1995] W15 DCK=[YR=2019] N12 W30 S12 E30\$ W30			
FGR=[YR=1995] W20 S20 E20 N20\$ S20 W20 S15 E7 D3 R2 E8 U3			
R2 E3 FCP=[YR=1995] S15 E24 N15 W9 N5 W6 S5 W9\$ E9 N5 E6 S5			
E12 D3 R2 E8 U3 R2 E4 N35\$ PTR=E20 FUS=[YR=1995] E23 S8			
E28 N8 E14 S18 W23 S4 W4 FOP=[YR=2006] S6 W6 N6 E6\$W10 N4 W28			
N18\$ W20\$.			

BUILDING DIMENSIONS			
BAS=[YR=1995] W15 DCK=[YR=2019] N12 W30 S12 E30\$ W30			
FGR=[YR=1995] W20 S20 E20 N20\$ S20 W20 S15 E7 D3 R2 E8 U3			
R2 E3 FCP=[YR=1995] S15 E24 N15 W9 N5 W6 S5 W9\$ E9 N5 E6 S5			
E12 D3 R2 E8 U3 R2 E4 N35\$ PTR=E20 FUS=[YR=1995] E23 S8			
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N18\$ W20\$.			

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1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.74	AC		1.00	1.00	1.00	80,000.00	80,000.00

Market:	0	Agricultural:	0	Common:	139,200
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