

MACOMBER ALVINA
PO BOX 1541
YULEE, FL 32041

26-3N-24-2300-0019-0060

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

05AVERAGE 100

Roof Structure

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floor

14CARPET 90

Interior Floor

08SHT VINYL 10

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02WOOD FRAME 100

Stories Units

1. 1. 100
0 100

BUD8 Adjustme

04DIST 01 100

Occupancy

00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA09

NEIGHBORHOOD/LOC

9001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,500

100

1,500

136,961

FOP

80

30

24

2,192

TOTALS

1,580

1,524

139,152

EXTRA FEATURES

36002 LEAFY LN, CALLAHAN

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

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1997

1997

3

80

2,800

2

0810

CONCRETE A

0 100

0

0

450.00

SF

6.50

6.50

100

1998

1998

3

75

2,194

LAND DESCRIPTION

TOTAL OB/XF4,994

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

0007

OR

0.00

0.00

1.25

AC

1.00

1.00

1.00

30,000.00

30,000.00

37,500

REVIEW DATE

02/28/2024

BY

WWA

Total Acres: 1.25

Total Land Value: 37,500

Market: 0

Agricultural: 0

Common: 37,500

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0100

01

1,524

110.1600

104.65

159,487

1997

1997

0

0

12.75

87.25

1 SINGLE FAM - 100% - 0

Heated Area: 1500

HX Base Yr

30

50

30

35

15

4

20

28

FUP 1997

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE139,152

TOTAL MARKET OB/XF VALUE4,994

TOTAL LAND VALUE - MARKET37,500

TOTAL MARKET VALUE181,646

SOH/AGL Deduction84,782

ASSESSED VALUE96,864

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE46,864

TOTAL JUST VALUE181,646

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE175,542

PERMIT NUMDESCRIPTIONAMTISSUED

2003489REPAIR/RRF7,75804/23/2020

B9602577NEW CONSTR76,00006/01/1996

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

0553/113910/05/1988WD Q Q I15,000

GRANTOR: ROBERSON JOSEPH F & L

GRANTEE: MACOMBER ALVINA

0380/01232/24/1983WD Q Q I14,000

GRANTOR: LEWIS H D & MAUREESE

GRANTEE: ROBERSON JOSEPH F &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W50 S30 E15 FOP=[YR=1997] S4 E20 N4 W20 \$ E35 N30 \$.