PT OF LOT 1 IN OR 402/277
BEING PARCEL #1 (EX PT IN
IN OR 836/1 & PBK 7/145)

PAGE DONNA
87468 LENTS RD
YULEE, FL 32097

2024

37-3N-27-4680-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

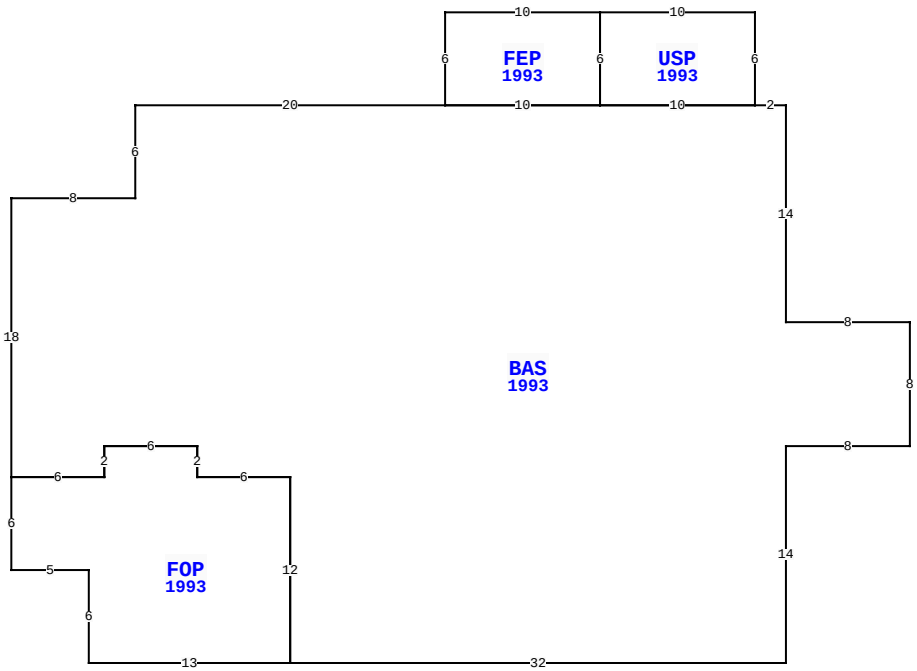
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100	1,588	120,409
FEP	60	80	48	3,639
FOP	198	30	59	4,474
USP	60	30	18	1,365
TOTALS	1,906		1,713	129,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,713	102.0000	96.90	165,990	1965	1965	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 2024 Heated Area: 1588 HX Base Yr 2024



87468 LENTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		129,887
TOTAL MARKET OB/XF VALUE		743
TOTAL LAND VALUE - MARKET		124,800
TOTAL MARKET VALUE		255,430
SOH/AGL Deduction		68,405
ASSESSED VALUE		187,025
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,025
TOTAL JUST VALUE		255,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2443/1818	3/17/2021	FJ	U	I	11	100
GRANTOR: PAGE JOYCE VIVIAN EST						
GRANTEE: PAGE DONNA						
2443/1816	3/17/2021	FJ	U	I	11	100
GRANTOR: PAGE JOYCE VIVIAN EST						
GRANTEE: PAGE DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W2 W10 W10 W20 S6 W8 S18 E6 N2 E6 S2 E6 S12 E32 N14 E8 N8 W8 N14 $
FOP=[YR=1993;ORIG=-50,24] S6 E5 S6 E13 N12 W6 N2 W6 S2 W6 $
USP=[YR=1993;ORIG=-2,0] N6 W10 S6 E10 $
FEP=[YR=1993;ORIG=-12,-6] W10 S6 E10 N6 $
.

EXTRA FEATURES

LN	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
2	1242	WD DECK A	0	100	18	18	324.00	SF	10.00	10.00	100	1987	1987	3	20	648	
3	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	1980	1980	3	32.5	95	

LAND DESCRIPTION

TOTAL OB/XF 743

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.56	AC		1.00	1.00	1.00	80,000.00	80,000.00	124,800							

REVIEW DATE 04/22/2024 BY KWA Total Acres: 1.56 Total Land Value: 124,800 Market: 0 Agricultural: 0 Common: 124,800 PRINTED 08/06/2024 BY SYS