

PT OF LOT 2
IN OR 794 PG 360
SUB H M THIGPEN EST PB 39/356

WRIGHT ANTHONY G
87367 LENTS ROAD
YULEE, FL 32097

2024

37-3N-27-4680-0002-0160



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	05	AVERAGE 50	0100	01	2,134	105.3500	100.08	213,571	1992	2001	0	0	10.63	89.37	VALUATION BY STANDARD											
Exterior Wall	10	ABOVE AVG 50	1 SINGLE FAM - 100% - 1998												Heated Area: 2000 HX Base Yr 1998											
Roof Structure	03	GABLE/HIP 100													Tax Group: 4 Tax Dist:											
Roof Cover	03	COMP SHNGL 100													BUILDING MARKET VALUE 190,868											
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE 1,327											
Interior Floor	13	LVT/LAMNT 50													TOTAL LAND VALUE - MARKET 80,800											
Interior Floor	14	CARPET 50													TOTAL MARKET VALUE 272,995											
Air Condition	03	CENTRAL 100	SOH/AGL Deduction 139,515																							
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE 133,480																							
Bedrooms	3	100	TOTAL EXEMPTION VALUE HX HB 50,000																							
Bathrooms	2	100	BASE TAXABLE VALUE 83,480																							
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE 272,995																							
Stories	2.	2. 100	NCON VALUE 0																							
Units	0	100	INCOME VALUE																							
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 264,525																							
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	1,000	100	1,000	89,441																						
BAS	1,000	100	1,000	89,441																						
STR	20	10	2	179																						
STR	56	10	6	536																						
STR	91	10	9	805																						
UOP	584	20	117	10,464																						
TOTALS			2,751	2,134	190,868																					
EXTRA FEATURES			87367 LENTS RD, YULEE																							
BLD DATE			LGL DATE														06/20/2023		MLU							
XF DATE			LAND DATE																							
INC DATE			AG DATE																							
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	0940	SHEDS/PORT	0 100	14	11	154.00	SF	30.00	30.00	100	1999	1999	3	20	924											
2	0680	POLE SHED	0 100	14	9	126.00	SF	10.00	10.00	100	2003	2003	3	32	403											
BUILDING DIMENSIONS																										
BAS=[YR=1993] W10 STR=[YR=2007] N7 W25 S3 E21 S4 E4\$ W15 S40 E25 N40\$ PTR=E15 STR=[YR=2007] E4 UOP=[YR=2007] N2 E8 BAS=[YR=2007] E25 S40 W25 N40\$ S40 E25 S8 W11 STR=[YR=2007] S4 W14 N4 E14\$ W22 N46\$ S5 W4 N5\$ W15 \$.																										
LAND DESCRIPTION																										
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,800									
REVIEW DATE 03/21/2019 BY SBA Total Acres: 1.01 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800 PRINTED 08/06/2024 BY SYS																										