



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100	1,302	139,921
FGR	385	55	212	22,783
FOP	20	30	6	645
PTO	100	5	5	537
TOTALS	1,807		1,525	163,886

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,525	122.2980	116.18	177,174	2007	2007	0	0	0	7.50	92.50	
1 SINGLE FAM - 0% - 2024 Heated Area: 1302 HX Base Yr													
96015 CORAL REEF RD, YULEE													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													

TOTALS		1,807			1,525	163,886	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0810	CONCRETE A	0	0	44	16	
2	0810	CONCRETE A	0	0	44	3	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	

TOTAL OB/XF													
4,782													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
STANDARD													
VALUATION BY													
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE 163,886													
TOTAL MARKET OB/XF VALUE 4,782													
TOTAL LAND VALUE - MARKET 55,000													
TOTAL MARKET VALUE 223,668													
SOH/AGL Deduction 0													
ASSESSED VALUE 223,668													
TOTAL EXEMPTION VALUE 0													
BASE TAXABLE VALUE 223,668													
TOTAL JUST VALUE 223,668													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 216,369													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19399	CO ISSUED	0	02/01/2007
E18768	NEW CONSTR	2,000	02/01/2007
M12704	H/AC	0	02/01/2007
R10052	REPAIR/RRF	5,000	02/01/2007
B19399	NEW CONSTR	120,000	02/01/2007
P12071	NEW CONSTR	0	02/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2649/1467	6/22/2023	SW	Q	I	01	285,700			
GRANTOR: ARVM 5 LLC									
GRANTEE: BTR SCATTERED SITE									
2606/0805	11/30/2022	WD	Q	I	01	284,000			
GRANTOR: BARNHART PAULA JO									
GRANTEE: ARVM 5 LLC									

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2007] W15 PTO=[YR=2007] N10W10S10 E10SW15S39													
FGR=[YR=2007] S19E19N22W6 S2W6S1W7\$ E7N1E6N2E6S19E11 N20													
FOP=[YR=2007] N4W5S4E5\$W5N4E5N31\$.													