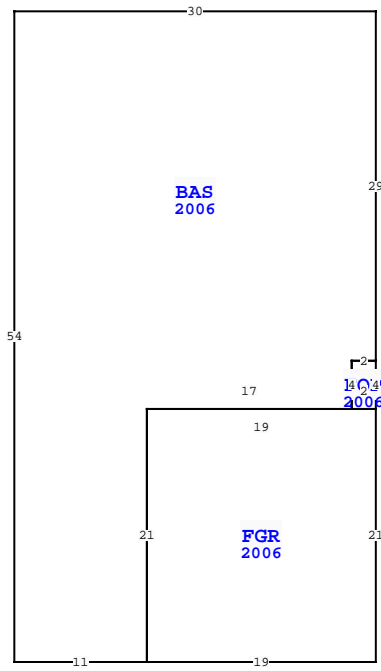




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	20	FACE BRICK 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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
BAS	1,213	100	1,213
FGR	399	55	219
FOP	8	30	2
TOTALS	1,620		1,434
			155,900

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,434	125.0392	118.79	170,345	2006	2006	0	0	8.48	91.52
1 SINGLE FAM - 0% - 2024 Heated Area: 1213 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			155,900
TOTAL MARKET OB/XF VALUE			6,459
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			217,359
SOH/AGL Deduction			0
ASSESSED VALUE			217,359
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			217,359
TOTAL JUST VALUE			217,359
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			210,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11034	H/AC	0	02/01/2006
C16886	CO ISSUED	94,494	01/01/2006
R08764	REPAIR/RRF	3,000	01/01/2006
B16886	NEW CONSTR	94,494	01/01/2006
E16528	NEW CONSTR	2,000	01/01/2006
P10530	NEW CONSTR	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/1550	5/10/2024	WD Q	Q	I	01	299,000
GRANTOR: WILLIAMSON JASON LYLE						
GRANTEE: ROBERTS LEONARD & K						
2137/1695	8/03/2017	WD U	U	I	37	120,000
GRANTOR: REHM DANE KEITH						
GRANTEE: WILLIAMSON JASON LY						

EXTRA FEATURES		96012 CORAL REEF RD, YULEE	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0810	CONCRETE A	6.50
2	0810	CONCRETE A	6.50
3	0810	CONCRETE A	6.50

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2006] N21FOP=[YR=2006] N4 BAS=[YR=2006] N29 W30 S54 E11 N21 E17 N4 E2\$ W2S4E2\$W19 S21 E19\$.	

LAND DESCRIPTION		TOTAL OB/XF 6,459																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							