

RUTLEDGE MELISSA
96147 STONEY GLEN CT
YULEE, FL 32097

37-3N-28-0740-0233-0000

BUILDING CHARACTERISTICS
ELEMENTCDCONSTRUCTION

05AVERAGE 90
21STONE 10

03GABLE/HIP 100
03COMP SHNGL 100

05DRYWALL 100

14CARPET 70

08SHT VINYL 30

03CENTRAL 100

04AIR DUCTED 100
3 100
2 100

02WOOD FRAME 100
1. 1. 100
0 100

00NONE 100

05Quality Level 05

0100SINGLE FAMILY

MKT AREA04

NEIGHBORHOOD/LOC4038.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,3541001,354143,375

FGR4015522123,401

FOP5430161,695

USP25630778,153

TOTALS2,0651,668176,624

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01001010100.00SF6.506.5010020062006387566

20810CONCRETE A010016348.00SF6.506.5010020062006387271

30810CONCRETE A01003616576.00SF6.506.50100200620063873,257

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPH FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

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

01001,668121.2200115.16192,08720062006008.0591.95

SINGLE FAM - 100% - 2023Heated Area: 1354HX Base Yr 2023

Diagram showing lot dimensions and area calculations.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE176,624

TOTAL MARKET OB/XF VALUE4,094

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE235,718

SOH/AGL Deduction1,039

ASSESSED VALUE234,679

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE184,679

TOTAL JUST VALUE235,718

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE227,844

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I V / ISRN CDPRICE

2555/05884/13/2022WDQI01240,000

GRANTOR: REESE MICHELE C

GRANTEE: RUTLEDGE MELISSA

2231/097410/17/2018WDQI01175,000

GRANTOR: BIANCARDIO STEPHANIE J

GRANTEE: REESE MICHELE C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8 USP=[YR=2008] N16 W16 S16 E16\$ W32 S40 E12 FOP=[YR=2006] E9 FGR=[YR=2006] S11 E19 N23 W13 S6 W6 S6\$ N6 W9 S6\$ N6 E15 N6 E13 N28\$.