

RANALLI SHAWN T
94061 LAST LN
YULEE, FL 32097

37-3N-28-0741-0555-0000

BUILDING CHARACTERISTICS

ELEMENTCD

05 AVERAGE 70

16 WD FR STUC 30

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

13 LVT/LAMNT 50

14 CARPET 50

03 CENTRAL 100

04 AIR DUCTED 100
3 100
2 100

02 WOOD FRAME 100
1. 1. 100
0 100

00 NONE 100

05 Quality Level 05

0100 SINGLE FAMILY

MKT AREA04

4038.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,3881001,388158,907

FGR3615519922,783

FOP22307801

PTO14057801

TOTALS1,9111,601183,292

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10810CONCRETE A010000648.00SF6.506.50100201620163964,044

20476VF 6 SBPL010000108.00LF32.0032.00100201620163903,110

30470VNYL GATE0100001.00UT300.00300.0010020162016390270

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000REVIEW DATE07/16/2020BYKWA

MARKET ADJUSTMENTS

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

0100011,601124.4298118.21189,25420162016003.1596.85

Heated Area: 1388HX Base Yr 2022

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

94061 LAST LN, YULEE

TOTAL OB/XF7,424

Market: 0Agricultural: 0Common: 55,000

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE183,292

TOTAL MARKET OB/XF VALUE7,424

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE245,716

SOH/AGL Deduction31,231

ASSESSED VALUE214,485

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE164,485

TOTAL JUST VALUE245,716

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE250,958

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2456/00454/26/2021WDQI01240,000

GRANTOR: LANE BRANDON & JENNIF

GRANTEE: RANALLI SHAWN T

2302/05588/28/2019WDQI01197,000

GRANTOR: O'GRADY TARAN J & ALL

GRANTEE: LANE BRANDON & JENN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 PTO=[YR=2016] N10 W14 S10 E14 \$ W28 S36 FGR=[YR=2016] S19 E19 N19 W19 \$ E23 FOP=[YR=2016] S1 E6 N1 W1 N4 W4 S4 W1 \$ E1 N4 E4 S4 E11 N36\$.