

DAVIS TRACEY P
85258 ST THOMAS ST
YULEE, FL 32097

38-2N-27-1270-0087-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10003PLASTER 10014CARPET 9008SHT VINYL 10003CENTRAL 10004AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame02WOOD FRAME 100Stories Units1. 1. 1000 100Occupancy00NONE 100Quality05Quality Level 05DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4046.00

TOTALS2,0161,743209,774

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01000752.00SF6.246.24100199719973733,426

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND010011,743121.0000137.94240,429199719970012.7587.25

1 SINGLE FAM - 100% - 1998Heated Area: 1512HX Base Yr 1998

PTO 1997

FOP 1997

BAS 1997

FGR 1997

BLD DATE05/10/2022NWLGL DATELAND DATEAG DATEXF DATEINC DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE209,774TOTAL MARKET OB/XF VALUE3,426TOTAL LAND VALUE - MARKET50,000TOTAL MARKET VALUE263,200SOH/AGL Deduction137,691ASSESSED VALUE125,509TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE75,509TOTAL JUST VALUE263,200NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE219,953

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE0785/11292/24/1997WDQUV1985,100

GRANTOR:HALLMARK HOMES INCGRANTEE:DAVIS TRACEY P0776/066311/06/1996WDUV1913,600GRANTOR:ATLANTIC BUILDERS INCGRANTEE:HALLMARK HOMES INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W14 PT0=[YR=1997] N8 W10 S8 E10\$ W21 N1 W6 S1 W5 S27 FGR=[YR=1997] S20 E20 N12 FOP=[YR=1997] E4 N6 W4 S6\$ N8 W20\$ E20 S2 E4 S6 E6 S5 E16 N40\$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 08/06/2024 BY SYS