

MELENDEZ ELY
84060 ST JAMES COURT
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall20FACE BRICK 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 80
Interior Floo08SHT VINYL 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100
Frame02WOOD FRAME 100

Stories UnitsOccupancy1. 1. 100
 0 100
 00 NONE 100

Quality05Quality Level 05
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4046.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE
BAS1,9131001,913202,480
FGR5985532934,823
FOP5030151,588
FSP3574014315,136

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCT% CONDMARKETADJUSTMENT

0100012,400116.4240132.72318,528199619960020.2579.75

1 SINGLE FAM - 100% - 2009Heated Area: 1913HX Base Yr 2009

FSP 1996
BAS 1996
FOP 1996
FGR 1996

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

254,0265,47150,000309,497162,178147,31950,00097,319309,4970257,617

HX HB

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVALUERSN CDPRICE

1493/19424/20/2007WDQI132,000

GRANTOR: BRUNZO JOHN E JR & CA

GRANTEE: MELENDEZ ELY

0780/067812/23/1996WDQI132,000

GRANTOR: HALLMARK HOMES INC

GRANTEE: BRUNZO JOHN E JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W13 FSP=[YR=1996] N6 W21 S17 E21 N11 \$ S11 W21 N11 W14 S45 E7 FOP=[YR=1996] S3 E11 N3 W2 U3 L2 W4 D3 L1 W2\$ E2 U3 R1 E4 D3 R2 E9 FGR=[YR=1996] S26 E23 N26 W23 \$ E23 N45 \$.

LAND DESCRIPTION

TOTAL OB/XFTOTAL OB/XF

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSD TDPH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESTOTAL DENSITYDECLFRZYRCONSRV

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

REVIEW DATE05/12/2019BYKBATotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 08/06/2024 BY SYS