LOT 3
SECTION THIRTY-NINE
OR 2249/815

POKINES SHANE & BARBARA
83029 DOWITCHER PLACE
YULEE, FL 32097

2024

39-3N-25-1139-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

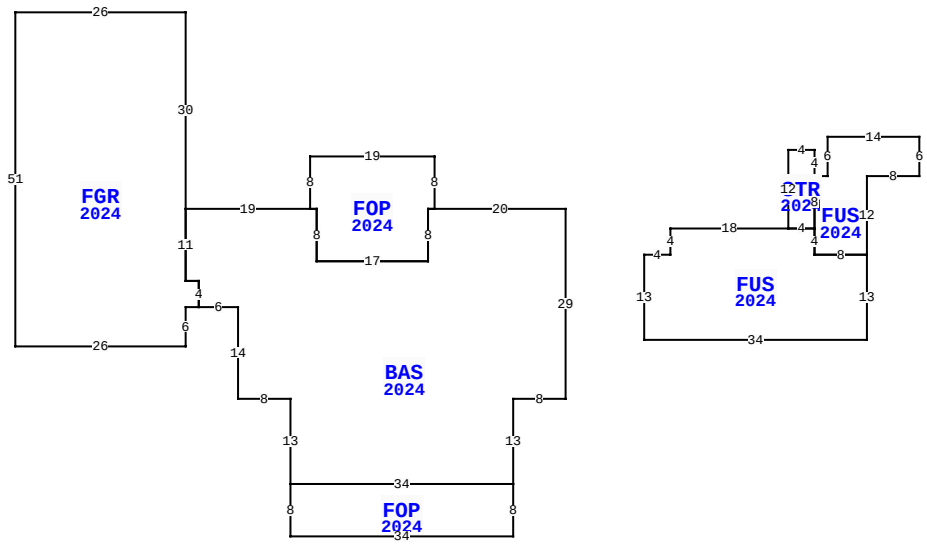
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	11	BD/BTN AVG 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100	1,868	300,841
FGR	1,334	55	734	118,211
FOP	272	30	82	13,206
FOP	288	30	86	13,850
FUS	180	100	180	28,989
FUS	530	100	530	85,357
STR	48	10	5	805
TOTALS	4,520		3,485	561,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,485	107.3640	161.05	561,259	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2578 HX Base Yr 2024



152547 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		588,941
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		166,880
TOTAL MARKET VALUE		759,321
SOH/AGL Deduction		0
ASSESSED VALUE		759,321
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		709,321
TOTAL JUST VALUE		759,321
NCON VALUE		592,441
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240004368	BUILD OUT OF DETA	35,000	04/17/2024
C22-17291	CO		10/18/2023
B2217291	GARAGE	99,720	11/22/2022
22010239	NEW CONSTR	420,046	07/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2395/1214	9/22/2020	SW	Q	V	01	115,000

GRANTOR: RAYDIENT LLC
GRANTEE: POKINES SHANE & BAR

BUILDING NOTES

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E19 E1 S8 E17 N8 E1 E20 S29 W8 S13 W34 N13 W8 N14 W6 N4 W2 N11 $
FOP=[YR=2024;ORIG=26,52] E34 S8 W34 N8 $
FOP=[YR=2024;ORIG=29,2] S8 E1 S8 E17 N8 E1 N8 W19 $
FGR=[YR=2024;ORIG=10,25] E2 N4 W2 N11 N30 W26 S51 E26 N6 $
FUS=[YR=2024;ORIG=80,30] E34 N13 W8 N4 W4 W18 S4 W4 S13 $
STR=[YR=2024;ORIG=106,1] S4 S8 W4 N12 E4 $
FUS=[YR=2024;ORIG=108,5] W2 S8 S4 E8 N12 E8 N6 W14 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,500

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	10.43	AC		1.00	1.00	1.00	16,000.00	16,000.00	166,880							

REVIEW DATE 12/23/2023 BY KW Total Acres: 10.43 Total Land Value: 166,880 Market: 0 Agricultural: 0 Common: 166,880 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

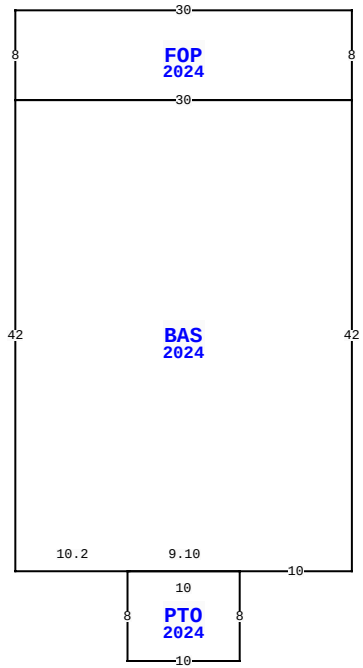
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	26,108
FOP	240	30	72	1,492
PTO	80	5	4	83
TOTALS	1,580		1,336	27,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,336	59.8000	20.93	27,962	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1260 HX Base Yr 2024



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2395/1214	9/22/2020	SW	Q	V	01	115,000

GRANTOR: RAYDIENT LLC
GRANTEE: POKINES SHANE & BAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S42 W10 U0L9.10 D0L10.2 N42 $
FOP=[YR=2024;ORIG=50,2] E30 S8 W30 N8 $
PTO=[YR=2024;ORIG=60,52] E10 S8 W10 N8 $
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/23/2023 BY KW Total Acres: 10.43 Total Land Value: 166,880 Market: 0 Agricultural: 0 Common: 166,880 PRINTED 08/06/2024 BY SYS