



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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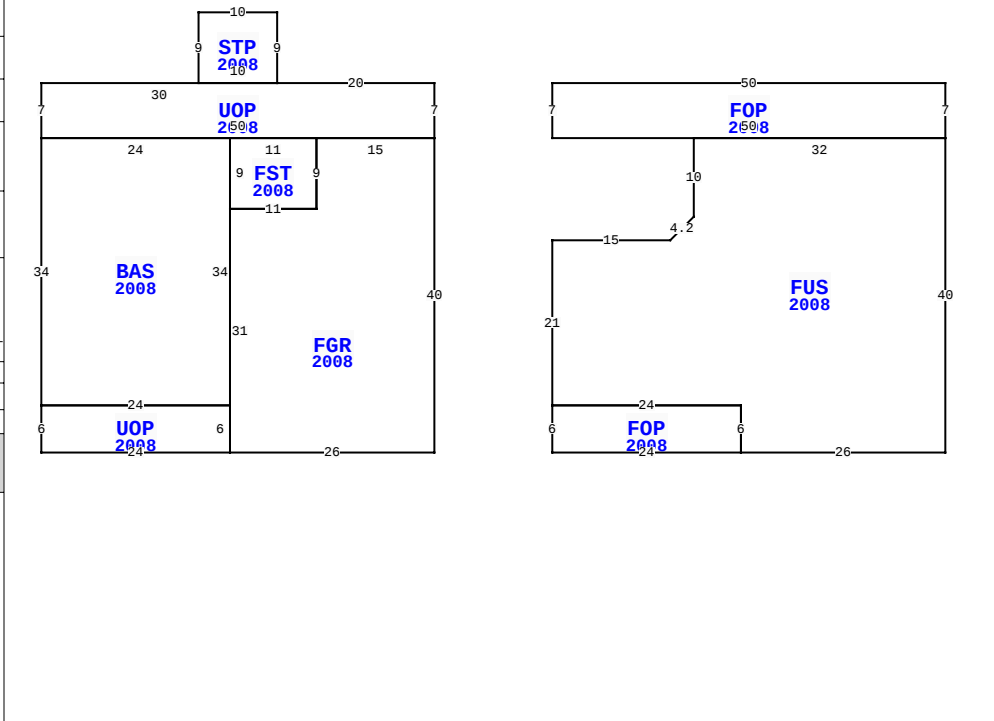
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	78,424
FGR	941	55	518	49,783
FOP	144	30	43	4,132
FOP	350	30	105	10,091
FST	99	55	54	5,190
FUS	1,627	100	1,627	156,367
STP	90	10	9	865
UOP	144	20	29	2,787
UOP	350	20	70	6,727

TOTALS	4,561		3,271	314,368
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,431.00	SF	4.00
3	0810	CONCRETE A	0	100	0	0	305.00	SF	6.50
4	0300	BOAT DCK W	0	100	0	0	1,228.00	SF	40.00
5	0350	CARPORT WD	0	100	10	10	100.00	SF	13.00
6	1242	WD DECK A	0	100	0	0	246.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100		OR	200.00	216.00	200.00
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	21.80
3	005902	A	HARDWOOD SI	0			0.00	0.00	7.00
4	009530	C	POND	100			0.00	0.00	1.50
5	009910	M	MKT. VAL. AG	0			0.00	0.00	28.80

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,271	113.9880	108.29	354,217	2008	2008	0	0	0	11.25	88.75	
1 SINGLE FAM - 100% - 2009 Heated Area: 2443 HX Base Yr 2009													



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/09/2022
INC DATE		AG DATE	DC

TOTAL OB/XF													
42,251													

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		327,519	
TOTAL MARKET OB/XF VALUE		42,251	
TOTAL LAND VALUE - MARKET		1,088,550	
TOTAL MARKET VALUE		676,697	
SOH/AGL Deduction		149,451	
ASSESSED VALUE		527,246	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		477,246	
TOTAL JUST VALUE		1,458,320	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,447,350	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016198	ADDITION	50,298	11/19/2021
M12130	MECH OTHER	0	10/01/2006
C17343	CO ISSUED	0	03/01/2006
B17343	NEW CONSTR	206,801	03/01/2006
E17010	ELEC OTHER	8,000	03/01/2006
P10905	OTHER	0	03/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2154/0220	10/26/2017	SW	U	I	11	100

GRANTOR: FULLARD ELIZABETH R F						
GRANTEE: BROUSSARD MICHAEL L						
0842/1258	7/23/1998	WD	Q	V		150,000
GRANTOR: VANYO RAYMOND						
GRANTEE: BROUSSARD MICHAEL &						

BUILDING NOTES						

BUILDING DIMENSIONS						
UOP=[YR=2008] W20 STP=[YR=2008] N9 W10 S9 E10 \$ W30 S7						
BAS=[YR=2008] S34 UOP=[YR=2008] S6 E24 FGR=[YR=2008] E26						
N40 W15 FST=[YR=2008] W11 S9 E11 N9 \$ S9 W11 S31 \$ N6 W24 \$						
E24 N34 W24 \$ E50 N7 \$ PTR= E15 FOP=[YR=2008] E50 S7						
FUS=[YR=2008] S40 W26 FOP=[YR=2008] W24 N6 E24 S6 \$ N6 W24						
N21 E15 R3 U3 N10 E32 \$ W50 N7 \$ W15 \$.						

BROUSSARD MICHAEL
87302 BROOKER RD
YULEE, FL 32097-7309

39-3N-27-0000-0001-0270

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