

LOT 89
VILLAGE WALK PHASE 2
PBK 2243/434

STEINBRENNER DANIELLE L/DYAL STEVEN JEROME
83255 YULEECOTE COURT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0089-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4090.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,081	100	1,081
FGR	420	55	231
FOP	93	30	28
FOP	120	30	36
FUS	1,476	100	1,476
STR	44	10	4
TOTALS	3,234		2,856
			313,073

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,856	115.9725	110.17	314,646	2021	2021	0	0	0.50	99.50

1 SINGLE FAM - 0% - 2024 Heated Area: 2557 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			313,073
TOTAL MARKET OB/XF VALUE			3,356
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			391,429
SOH/AGL Deduction			0
ASSESSED VALUE			391,429
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			391,429
TOTAL JUST VALUE			391,429
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			362,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003892	CO ISSUED	0	03/31/2021
20008212	NEW CONSTR	330,140	09/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/809	7/19/2024	WD	Q	I	01	465,000

GRANTOR: FAAS LORI ANN
GRANTEE: STEINBRENNER DANIEL
2663/475 7/19/2023 LE U I 11 100
GRANTOR: SAGE JAMES
GRANTEE: FAAS LORI ANN

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	0811	CONCRETE B	0	0	0	652.00	SF	5.20	5.20	100	2021	2021	3	99	3,356	

BLD DATE		03/13/2023	NW	LGL DATE	04/24/2024	MLU
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BUILDING NOTES	
83255 YULEECOTE CT, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FOP=[YR=2021] W12 S10 BAS=[YR=2021] W25 S23 FGR=[YR=2021] S21 E20 N2 FOP=[YR=2021] E17 N5 W13 N2 W4 S7\$ N19 W20\$ E20 S12 E4 S2 E13 N37 W12\$ E12 N10\$ PTR=E10 FUS=[YR=2021] S18 STR=[YR=2021] S4 E11 N4 W11\$ E11 S4 W11 S23 E11 N1 E9 N7 E17 N37 W37\$ W10\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,356							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							