LOT 94
VILLAGE WALK PHASE 2
PBK 2243/434

CARLOW WILLIAM A & SUSAN P L/E/
83290 YULEECOTE CT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

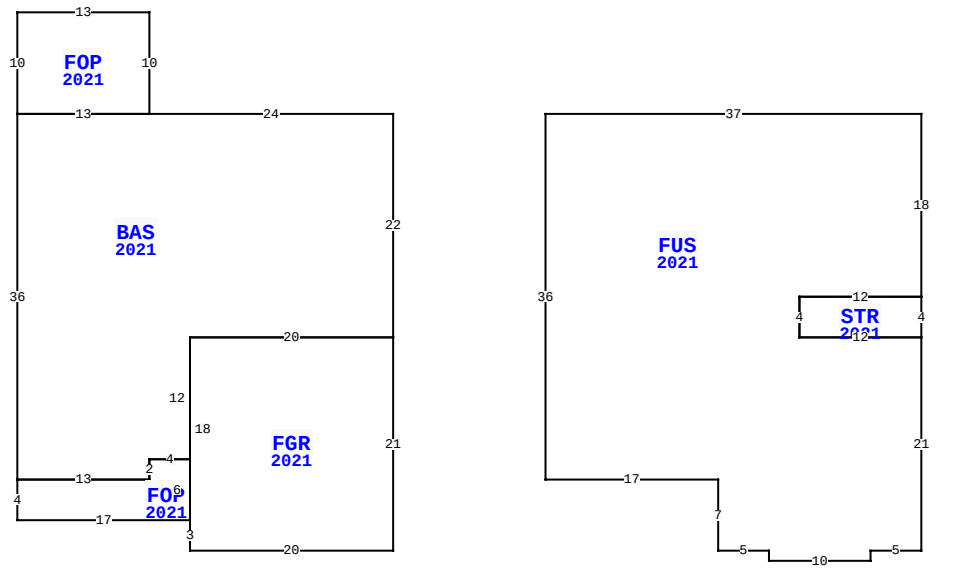
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4090.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	1,044	117,881
FGR	420	55	231	26,083
FOP	76	30	23	2,597
FOP	130	30	39	4,404
FUS	1,434	100	1,434	161,916
STR	48	10	5	564
TOTALS	3,152		2,776	313,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,776	119.4480	113.48	315,020	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2478 HX Base Yr 2022



83290 YULEECOTE CT, FERNANDINA BEACH

BLD DATE	03/13/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/24/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,445
TOTAL MARKET OB/XF VALUE		3,156
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		391,601
SOH/AGL Deduction		39,869
ASSESSED VALUE		351,732
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		301,732
TOTAL JUST VALUE		391,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012385	NEW CONSTR	330,140	12/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/1299	5/26/2023	WD	U	I	11	100
GRANTOR: CARLOW WILLIAM A & SU						
GRANTEE: CARLOW FAMILY REVOC						
2501/1871	9/30/2021	SW	Q	I	02	345,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CARLOW SUSAN PRUSSI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 FOP=[YR=2021] N10 W13 S10 E13$ W13 S36 FOP=[YR=2021] S4 E17 FGR=[YR=2021] S3 E20 N21 W20 S18 $ N6 W4 S2 W13$ E13 N2 E4 N12 E20 N22$ PTR=E15 FUS=[YR=2021] E37 S18 STR=[YR=2021] S4 W12 N4 E12$ W12 S4 E12 S21 W5 S1 W10 N1 W5 N7 W17 N36$ W15$.

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	100	0	0	613.00	SF	5.20	5.20	100	2021	2021	3	99	3,156	

LAND DESCRIPTION

TOTAL OB/XF 3,156

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 09/28/2021 BY JH Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS