

VARGAS ANTHONY D & MICHELE
83274 YULEECOTE CT
FERNANDINA BEACH, FL 32034

40-2N-27-1102-0096-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03HARDIE BRD 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 70

Interior Floo14CARPET 30

Air Condition Heating Type03CENTRAL 100
04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units Occupancy1.1. 100
0 100
00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4090.00

TOTALS2,8722,588296,158

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,588121.0608115.01297,64620212021000.5099.50

1 SINGLE FAM - 100% - 2022Heated Area: 2298HX Base Yr 2022

FSP 2021BAS 2021FGR 2021FOP 2021

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE296,158

TOTAL MARKET OB/XF VALUE3,223

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE374,381

SOH/AGL Deduction38,409

ASSESSED VALUE335,972

TOTAL EXEMPTION VALUEHX HB VX55,000

BASE TAXABLE VALUE280,972

TOTAL JUST VALUE374,381

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE346,020

SUBAREA MARKET VALUE

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE

BAS2,2981002,298262,972

FGR4205523126,434

FOP24307801

FSP13040525,951

BLD DATEXF DATEINC DATE

03/13/2023NW

LGL DATELAND DATEAG DATE

04/24/2024MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01000626.00SF5.205.20100202120213993,223

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOCCZONEFRONTDEPTHTOT LND UTSUNIT TYPED TDPTH FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

83274 YULEECOTE CT, FERNANDINA BEACH

TOTAL OBTOTAL OB/XF3,223

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CDPRICE

2460/17365/11/2021SWQI02333,000

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:VARGAS ANTHONY D &

2382/10448/06/2020WDQV05273,200

GRANTOR:PATRIOT RIDGE LLP

GRANTEE:D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 FSP=[YR=2021] W10 S13 E10 N13\$ S13 W10 S61 E14 N8 FOP=[YR=2021] E6 FGR=[YR=2021] S6 E20 N21 W20 S15\$ N4 W6 S4\$ N4 E6 N11 E20 N51\$.

REVIEW DATE06/11/2021BY NWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS