

LOT 113
VILLAGE WALK PHASE 2
PBK 2243/434

GOEBIG WILLIAM GEORGE & MARIE ANNETTE TRUST/GOEBIG
83218 YULEECOTE CT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0113-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

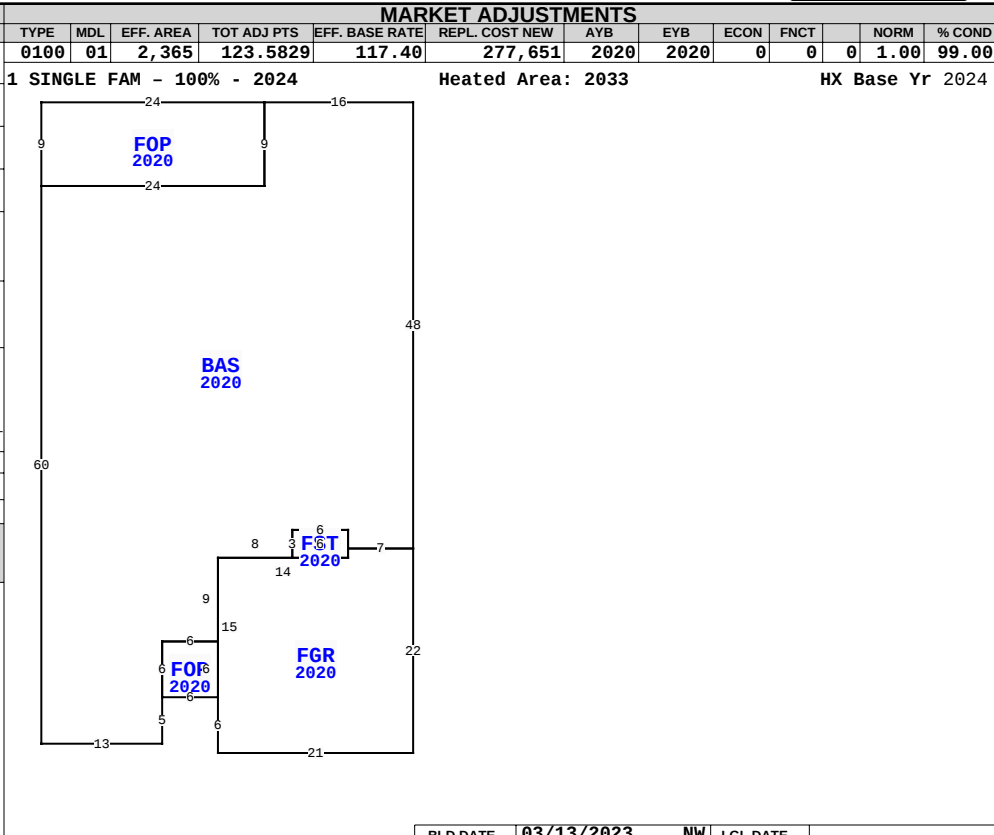
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4090.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,033	100	2,033	236,287
FGR	448	55	246	28,591
FOP	36	30	11	1,278
FOP	216	30	65	7,555
FST	18	55	10	1,162

TOTALS	2,751		2,365	274,874
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	630.00	SF	5.20
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00
3	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00



83218 YULEECOTE CT, FERNANDINA BEACH	BLD DATE 03/13/2023 NW	LGL DATE	04/24/2024 MLU
	XF DATE	LAND DATE	
	INC DATE	AG DATE	

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	630.00	SF	5.20	5.20	100	2020	2020	3	99	3,243	
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	
3	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2024	2023		100	3,072	

LAND DESCRIPTION										TOTAL OB/XF 6,915									
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
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		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		274,874			
TOTAL MARKET OB/XF VALUE		6,915			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		356,789			
SOH/AGL Deduction		0			
ASSESSED VALUE		356,789			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		306,789			
TOTAL JUST VALUE		356,789			
NCON VALUE		3,672			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		325,692			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012921	CO ISSUED	0	12/23/2020
20004893	NEW CONSTR	276,072	08/10/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2640/1912	5/11/2023	WD	Q	I	01	434,000	
GRANTOR: BOMAR SAM T & HANNAH							
GRANTEE: GOEBIG WILLIAM GEOR							
2428/0672	1/26/2021	SW	U	I	11	100	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: BOMAR SAM T & HANNA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W16 FOP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S60 E13 N5 FOP=[YR=2020] E6 FGR=[YR=2020] S6 E21 N22 W7 FST=[YR=2020] S1 W6 N3 E6 S2\$ S1 W14 S15\$ N6 W6 S6\$ N6 E6 N9 E8 N3 E6 S2 E7 N48\$.									