LOT 26
IN OR 2233/1711
LIGHTHOUSE POINTE PB 6/157

SAMBORSKI JON A & MARTHA M
29904 SOUTHERN HERITAGE PL
YULEE, FL 32097

2024

41-3N-28-1250-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

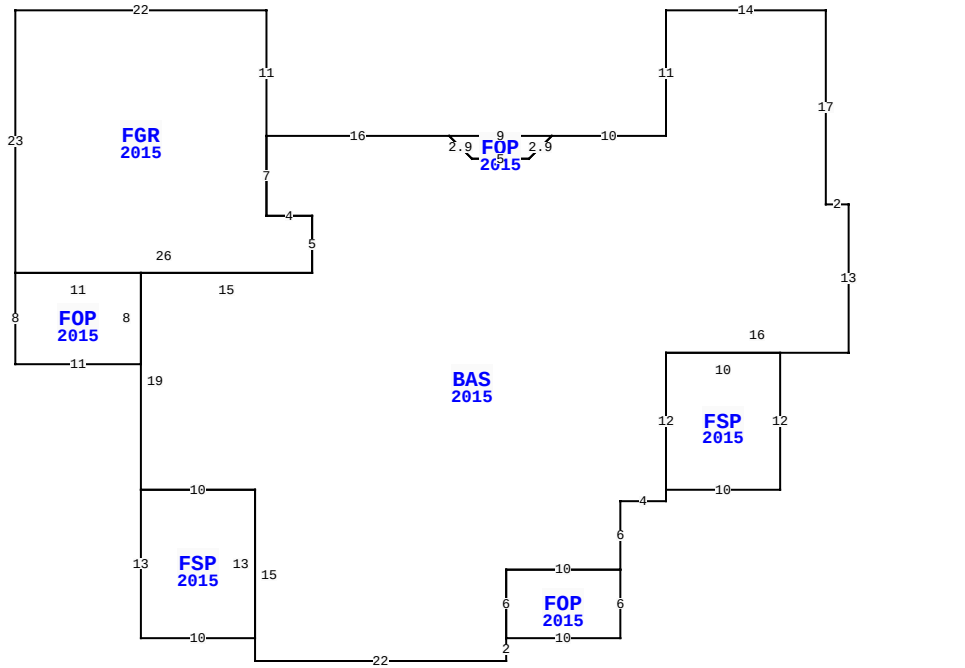
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,110	100	2,110	361,233
FGR	526	55	289	49,477
FOP	14	30	4	685
FOP	60	30	18	3,081
FOP	88	30	26	4,452
FSP	120	40	48	8,218
FSP	130	40	52	8,902
TOTALS	3,048		2,547	436,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,547	118.2720	177.41	451,863	2015	2015	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2022 Heated Area: 2110 HX Base Yr 2022



29904 SOUTHERN HERITAGE PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		436,048
TOTAL MARKET OB/XF VALUE		7,505
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		543,553
SOH/AGL Deduction		225,377
ASSESSED VALUE		318,176
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		268,176
TOTAL JUST VALUE		543,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429741	CO ISSUED	0	07/20/2015
B1429741	NEW CONSTR	277,082	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/1564	11/30/2021	WD	Q	I	01	545,000
GRANTOR: HAUSMAN CHARLES W & D						
GRANTEE: SAMBORSKI JON A & M						
2233/1711	10/31/2018	WD	Q	I	01	395,000
GRANTOR: CRUMLEY HARVEL & MYRT						
GRANTEE: HAUSMAN CHARLES W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W2 N17 W14 S11 W10 FOP=[YR=2015] W9 D2 R2 E5 U2 R2 $ D2 L2 W5 U2 L2 W16 FGR=[YR=2015] N11 W22 S23 FOP=[YR=2015] S8 E11 N8 W11$ E26 N5 W4 N7$ S7 E4 S5 W15 S19 FSP=[YR=2015] S13 E10 N13 W10$ E10 S15 E22 N2 FOP=[YR=2015] E10 N6 W10 S6$ N6 E10 N6 E4 N1 FSP=[YR=2015] E10 N12 W10 S12$ N12 E16 N13$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	0	0	790.00	SF	10.00	10.00	100	2015	2015	3	95	7,505	

LAND DESCRIPTION

TOTAL OB/XF 7,505

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS