PARCELS 24 & 24-1
IN OR 2488/1660

HIGGINS MARY ANN
86196 PINEWOOD DR
YULEE, FL 32097

2024

42-2N-27-0000-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

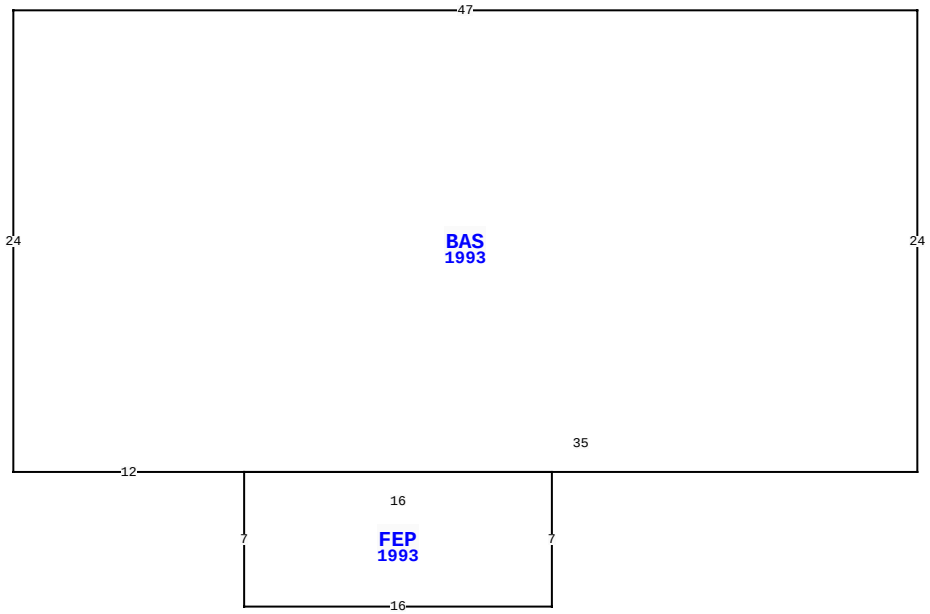
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1,128	107,992
FEP	112	80	90	8,616
TOTALS	1,240		1,218	116,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,218	121.0520	115.00	140,070	1959	1984	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2022 Heated Area: 1128 HX Base Yr 2022



BLD DATE	10/02/2013	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

86196 PINEWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		116,608
TOTAL MARKET OB/XF VALUE		288
TOTAL LAND VALUE - MARKET		39,680
TOTAL MARKET VALUE		156,576
SOH/AGL Deduction		29,048
ASSESSED VALUE		127,528
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		27,528
TOTAL JUST VALUE		156,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V0000101	REMODEL	4,200	07/01/2000
R991474	REPAIR/RRF	1,500	01/01/1999
5996	CHNGE SRVC	0	06/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/1660	8/17/2021	WD	Q	I	01	175,000
GRANTOR: TERRY ROY III						
GRANTEE: HIGGINS MARY ANN						
1091/1261	11/01/2002	WD	U	I	01	100
GRANTOR: TERRY AUDREY MAE						
GRANTEE: TERRY ROY III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S24 E12 FEP=[YR=1993] S7 E16 N7 W16$ E35 N24$.

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	1242	WD DECK A	0	100	12	7	84.00	SF	10.00	10.00	100	2002	2002	3	20	168	
2	1242	WD DECK A	0	100	10	6	60.00	SF	10.00	10.00	100	2002	2002	3	20	120	

LAND DESCRIPTION

TOTAL OB/XF 288

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	000100	C	SFR	100	0006	OR	0.00	0.00	0.32	AC		1.00	1.00	1.55	80,000.00	124,000.00	39,680							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.32 Total Land Value: 39,680 Market: 0 Agricultural: 0 Common: 39,680 PRINTED 08/06/2024 BY SYS