PT SEC 42-2N-27E
IN OR 1953/182

GUILLORY DAEVELL P
86365 PINEWOOD DR
YULEE, FL 32097

2024

42-2N-27-0000-0027-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
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

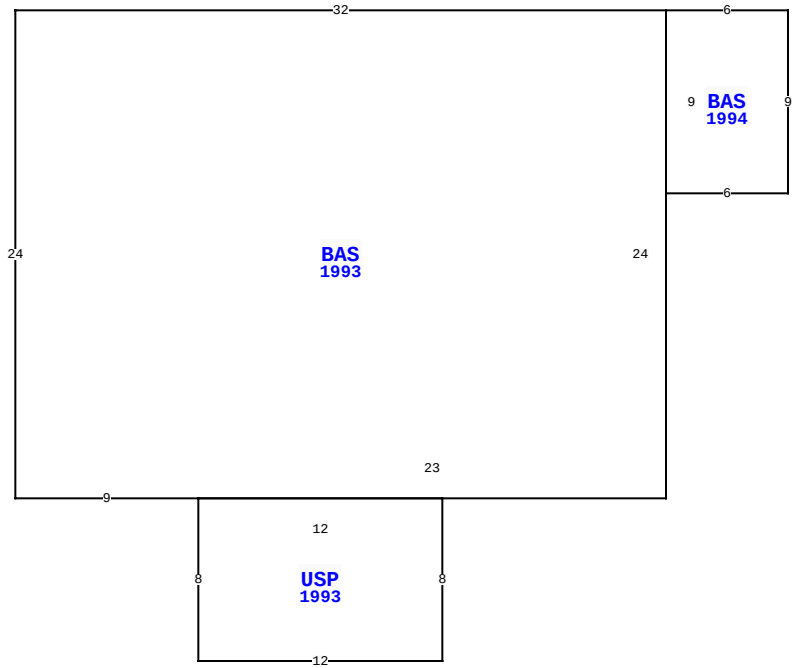
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	51,298
BAS	54	100	54	3,607
USP	96	30	29	1,937
TOTALS	918		851	56,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	851	100.4400	95.42	81,202	1967	1967	0	0	0	30.00	70.00

2 SINGLE FAM – 100% - 2000 Heated Area: 822 HX Base Yr 2000



86365 PINEWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		56,841
TOTAL MARKET OB/XF VALUE		2,297
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		139,138
SOH/AGL Deduction		85,519
ASSESSED VALUE		53,619
TOTAL EXEMPTION VALUE	HX HB	28,619
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		139,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328008	DEMOLITION	2,000	11/01/2013
973399	CHNGE SRVC	700	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1953/0182	12/18/2014	QC	U	I	11	100
GRANTOR: GUILLORY CHARLES A &						
GRANTEE: GUILLORY DAEVELL P						
0865/1806	2/04/1999	WD	U	I	05	40,000
GRANTOR: NATIONSBANK NA						
GRANTEE: BUILLORY CHARLES A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W6 BAS=[YR=1993] W32 S24 E9 USP=[YR=1993] S8 E12 N8 W12 $ E23 N24 $ S9 E6 N9 $.

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	0811	CONCRETE B	0	100	24	24	576.00	SF	5.20	5.20	100	1996	1996	3	72	2,157	
2	0810	CONCRETE A	0	100	15	2	30.00	SF	6.50	6.50	100	1996	1996	3	72	140	

LAND DESCRIPTION

TOTAL OB/XF 2,297

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	000115	C	SFR ACRES	100		OR	210.00	210.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS