IN OR 1169/1564

THRIFT STEVE K & JOAN C
85069 BILL HURLBERT ROAD
YULEE, FL 32097

2024

42-2N-27-0000-0077-0010

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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

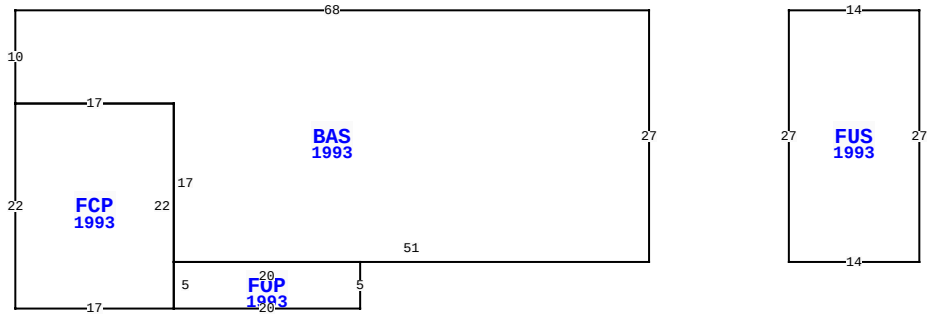
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,547	100	1,547	133,080
FCP	374	25	94	8,087
FOP	100	30	30	2,580
FUS	378	100	378	32,517
TOTALS	2,399		2,049	176,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,049	107.8000	102.41	209,838	1971	1991	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2005 Heated Area: 1925 HX Base Yr 2005



85069 BILL HURLBERT RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		176,264
TOTAL MARKET OB/XF VALUE		7,186
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		233,450
SOH/AGL Deduction		110,589
ASSESSED VALUE		122,861
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		67,861
TOTAL JUST VALUE		233,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1169/1564	9/10/2003	QC	U	I	01	100
GRANTOR: THRIFT ALAN LEE						
GRANTEE: THRIFT STEVE K & JO						
0710/1174	8/04/1994	WD	Q	I		73,000
GRANTOR: KLEINOSKY SUSAN						
GRANTEE: THRIFT ALAN LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 S10 FCP=[YR=1993] S22 E17 FOP=[YR=1993] E20 N5 W20 S5 $ N22 W17 $ E17 S17 E51 N27 $ PTR= E15
FUS=[YR=1993] E14 S27 W14 N27 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0810	CONCRETE A	0	100	22	17	374.00	SF	6.50	6.50	100	1998	1998	3	75	1,823	
3	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2002	2002	3	20	240	
4	0510	GARAGE WD-	0	100	20	17	340.00	SF	35.00	35.00	100	1997	1997	3	25	2,975	
5	0350	CARPORT WD	0	100	20	10	200.00	SF	13.00	13.00	100	1997	1997	3	20	520	

LAND DESCRIPTION

TOTAL OB/XF 7,186

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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS