PT JOHN LOW GRANT PAR 78-1
IN OR 2332/1102(EX PAR'S 77-3
78-3 & 78-4 & EX ESMT'S

BARCARO LISA
85032 BILL HURLBERT RD
YULEE, FL 32097

2024

42-2N-27-0000-0078-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

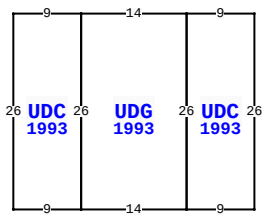
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

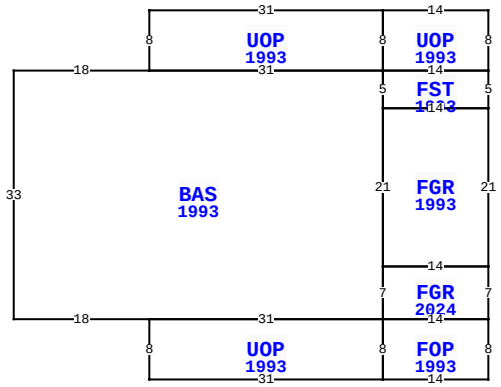
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	1,617	114,038
FGR	294	55	162	11,425
FGR	98	55	54	3,808
FOP	112	30	34	2,398
FST	70	55	38	2,680
UDC	234	25	58	4,091
UDC	234	25	58	4,091
UDG	364	55	200	14,105
UOP	112	20	22	1,551
UOP	248	20	50	3,526
TOTALS	3,631		2,343	165,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,343	94.5700	89.84	210,495	1980	1980	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1617 HX Base Yr 2021





** This building has 11 Sub-Areas

85032 BILL HURLBERT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	02/22/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		178,926
TOTAL MARKET OB/XF VALUE		1,080
TOTAL LAND VALUE - MARKET		475,749
TOTAL MARKET VALUE		655,755
SOH/AGL Deduction		326,293
ASSESSED VALUE		329,462
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		279,462
TOTAL JUST VALUE		655,755
NCON VALUE		3,808
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		633,578

PL SHED & CRT @ OLD HOMESITE N/V TW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12486	REPAIR/RRF	540	11/01/2010
B24070	ADDITION	3,711	10/01/2010
B22255	ADDITION	500	02/01/2009
R11741	REPAIR/RRF	0	02/01/2009
94-591	MH MOVE-ON	24,000	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/1598	6/16/2022	QC	U	I	11	100
GRANTOR: DOMENICO LISA						
GRANTEE: BARCARO LISA						
2332/1102	1/10/2020	WD	Q	I	01	325,000
GRANTOR: HURLBERT W E JR LIVIN						
GRANTEE: DOMENICO LISA						

BUILDING NOTES

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	0803	ASPHALT C	0	100	0	0	1,800.00	SF	1.20	1.20	100	1980	1980	3	50	1,080	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W31 W18 S33 E18 E31 N7 N21 N5 $
UDG=[YR=1993;ORIG=-83,0] W14 S26 E14 N26 $
FGR=[YR=1993;ORIG=0,26] E14 N21 W14 S21 $
UOP=[YR=1993;ORIG=-31,33] S8 E31 N8 W31 $
UOP=[YR=1993;ORIG=0,0] N8 W31 S8 E31 $
UDC=[YR=1993;ORIG=-74,0] W9 S26 E9 N26 $
UDC=[YR=1993;ORIG=-97,0] W9 S26 E9 N26 $
FOP=[YR=1993;ORIG=0,41] E14 N8 W14 S8 $
UOP=[YR=1993;ORIG=14,0] N8 W14 S8 E14 $
FST=[YR=1993;ORIG=14,5] N5 W14 S5 E14 $
FGR=[YR=2024;ORIG=0,26] E14 S7 W14 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,080

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	000116	C	SFR MARSH	100	0006	OR	0.00	0.00	6.34	AC		1.00	1.00	0.75	100,000.00	75,000.00	475,500							
2	009620	C	MARSH	100		OR	0.00	0.00	2.49	AC		1.00	1.00	1.00	100.00	100.00	249							

REVIEW DATE 06/28/2024 BY KWA Total Acres: 8.83 Total Land Value: 475,749 Market: 0 Agricultural: 0 Common: 475,749 PRINTED 08/06/2024 BY SYS

PT JOHN LOW GRANT PAR 78-1
IN OR 2332/1102(EX PAR'S 77-3
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2024

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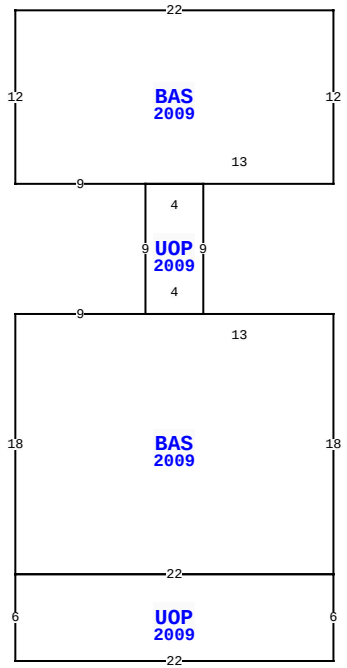
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100	264	5,214
BAS	396	100	396	7,821
UOP	36	20	7	139
UOP	132	20	26	514
TOTALS	828		693	13,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	693	41.5800	39.50	27,374	1900	1900	0	0	0	50.00	50.00

2 SINGLE FAM – 100% - 2021 Heated Area: 660 HX Base Yr 2021



85032 BILL HURLBERT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	02/22/2024 DC

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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2332/1102	1/10/2020	WD	Q	I	01	325,000
GRANTOR: HURLBERT W E JR LIVIN						
GRANTEE: DOMENICO LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W22 S12 E9 UOP=[YR=2009] S9 BAS=[YR=2009] W9 S18 UOP=[YR=2009] S6 E22 N6 W22$ E22 N18W13$ E4 N9 W4$ E13 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2024 BY KWA Total Acres: 8.83 Total Land Value: 475,749 Market: 0 Agricultural: 0 Common: 475,749 PRINTED 08/06/2024 BY SYS