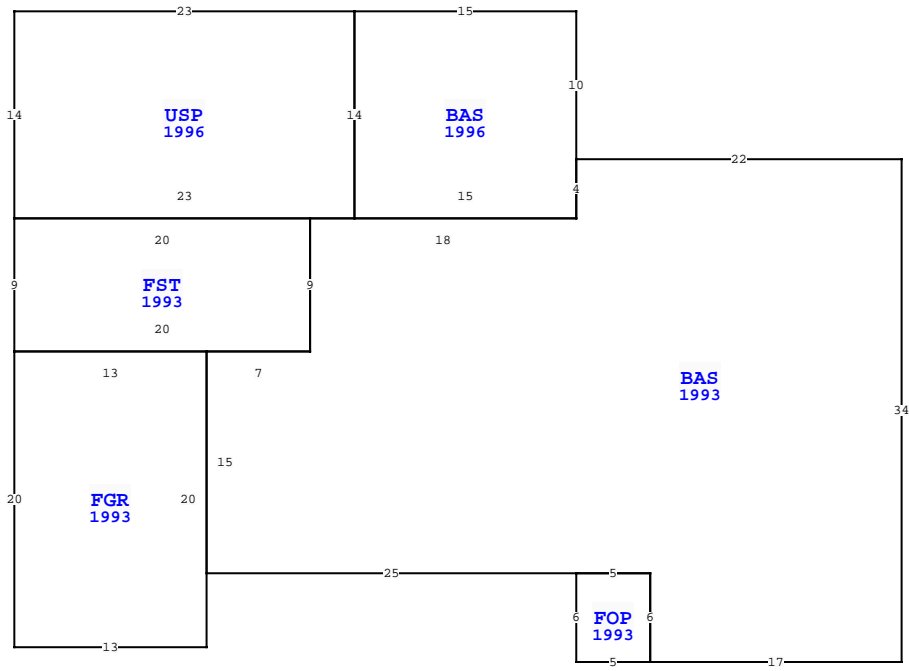




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	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	4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,255	100	1,255
BAS	210	100	210
FGR	260	55	143
FOP	30	30	9
FST	180	55	99
USP	322	30	97
TOTALS	2,257		1,813
			144,247

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2004								
Heated Area: 1465						HX Base Yr 2004					



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			152,655
TOTAL MARKET OB/XF VALUE			5,937
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			238,592
SOH/AGL Deduction			112,139
ASSESSED VALUE			126,453
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			71,453
TOTAL JUST VALUE			238,592
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970666	REPAIR/RRF	0	11/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/1072	1/16/2024	FJ	U	I	11	0

GRANTOR: WILSON DAVID GLEN EST  
 GRANTEE: WILSON JENNIFER MER  
 1461/0727 11/27/2006 QC U I 07 100  
 GRANTOR: WILSON TWILA E ETAL  
 GRANTEE: WILSON DAVID GLEN &

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W22 BAS=[YR=1996] N10 W15 USP=[YR=1996] W23 S14 FST=[YR=1993] S9 FGR=[YR=1993] S20 E13 N20 W13 \$ E20 N9 W20 \$ E23 N14 \$ S14 E15 N4 \$ S4 W18 S9 W7 S15 E25 FOP=[YR=1993] S6 B5 N6 W5 \$ E5 S6 E17 N34 \$ .	

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
2	0811	CONCRETE B	0	100	0	556.00	SF	5.20	5.20	100	1982	1982	3	38	1,099	
3	0811	CONCRETE B	0	100	0	1,258.00	SF	5.20	5.20	100	1984	1984	3	44	2,878	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	RM	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

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	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 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		4048.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	624	100

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
2		GARAGE RES - 100% - 2004			26.95	16,817	1984	1984	0	50.00
Heated Area: 624										
HX Base Yr 2004										
TOTALS		624		624		8,408				

**NASSAU COUNTY PROPERTY** PAGE 2 of 2

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		152,655
TOTAL MARKET OB/XF VALUE		5,937
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		238,592
SOH/AGL Deduction		112,139
ASSESSED VALUE		126,453
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		71,453
TOTAL JUST VALUE		238,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/1072	1/16/2024	FJ	U	I	11	0
GRANTOR: WILSON DAVID GLEN EST						
GRANTEE: WILSON JENNIFER MER						
1461/0727	11/27/2006	QC	U	I	07	100
GRANTOR: WILSON TWILA E ETAL						
GRANTEE: WILSON DAVID GLEN &						

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
 BAS=[YR=1993] W26 S24 E26 N24 \$ .

EXTRA FEATURES		85011 HARTS RD, YULEE															
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

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	