



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
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
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NEIGHBORHOOD/LOC	4053.00
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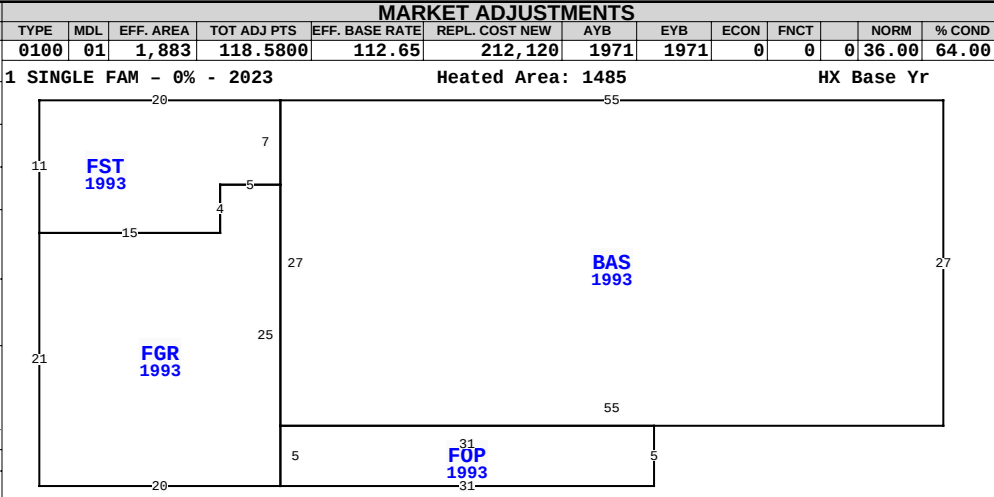
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100	1,485	107,062
FGR	440	55	242	17,447
FOP	155	30	46	3,316
FST	200	55	110	7,931
TOTALS	2,280		1,883	135,757

EXTRA FEATURES		
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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	0811	CONCRETE B	0	0	0	0		1,100.00	SF 5.20	100	1980	1980	3	32.5	1,859	
2	0680	POLE SHED	0	0	0	0		416.00	SF 10.00	100	1980	1980	3	20	832	
3	0200	BARN WD 0-	0	0	0	0		864.00	SF 10.00	100	1980	1980	3	20	1,728	

LAND DESCRIPTION		
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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	000115	C	SFR ACRES	0		OR	0.00	0.00	8.69	AC		1.00	1.00	0.75	80,000.00	60,000.00	521,400							



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

850343 US HWY 17, YULEE

TOTAL OB/XF			4,419
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TOTAL OB/XF			4,419
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NASSAU COUNTY PROPERTY					PAGE 1 of 1		4	
VALUATION SUMMARY								
VALUATION BY							STANDARD	
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				135,757				
TOTAL MARKET OB/XF VALUE				4,419				
TOTAL LAND VALUE - MARKET				521,400				
TOTAL MARKET VALUE				661,576				
SOH/AGL Deduction				0				
ASSESSED VALUE				661,576				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				661,576				
TOTAL JUST VALUE				661,576				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				649,444				
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2552/0734		4/01/2022		WD	Q	I	01	650,000
GRANTOR: CASSALA REVONDA GAIL								
GRANTEE: SERRAO VINCENT VELA								
2106/1652		3/09/2017		FJ	U	I	11	0
GRANTOR: GARDNER VERNA LEE EST								
GRANTEE: CASSALA REVONDA GAI								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W55 FST=[YR=1993] W20 S11 FGR=[YR=1993] S21 E20								
FOP=[YR=1993] E31 N5 W31 S5\$ N25 W5 S4 W15\$ E15 N4 E5 N7\$ S27								
E55 N27\$.								