

GALABOV DANIEL ALEKSANDROV/GANIS DANA LYNN
86728 SHORTLINE CIR
YULEE, FL 32097

42-2N-27-1091-014A-0000



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

0303

HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1114

CLAY TILE 60
CARPET 40

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2.5 100
WOOD FRAME 100

Stories
Units

2. 2. 100
1 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4092.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

532

100

532

62,276

FGR

280

55

154

18,027

FOP

36

30

11

1,288

FOP

72

30

22

2,575

FUS

800

100

800

93,648

STR

48

10

5

585

TOTALS

1,768

1,524

178,399

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

0810

CONCRETE A

0 100

0 0

297.00

SF

6.50

6.50

100

2024

2023

100

1,931

LAND DESCRIPTION

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

1

000100

C

SFR

100

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

40,000.00

40,000.00

40,000

REVIEW DATE

04/19/2023

BY

NW

Total Acres:

0.00

Total Land Value:

40,000

Market:

0

Agricultural:

0

Common:

40,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ

REPL. COST NEWAYB

EYBECONFNCT

% CONDNORM% COND

032001

1,524

123.2160

117.06

178,399

2023

2023

0

0

0.00

100.00

1

TOWNHOUSE - 100%

- 2024

Heated Area: 1332

HX Base Yr 2024

12

6

6

12

15

3

30

28

14

2

4

7

4

20

13

14

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

12

4

4

12

18

4

50

21

14

4

13

4

13

14

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

2023

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

178,399

TOTAL MARKET OB/XF VALUE

1,931

TOTAL LAND VALUE - MARKET

40,000

TOTAL MARKET VALUE

220,330

SOH/AGL Deduction

0

ASSESSED VALUE

220,330

TOTAL EXEMPTION VALUE

50,000

BASE TAXABLE VALUE

170,330

TOTAL JUST VALUE

220,330

NCON VALUE

178,399

INCOME VALUE

PREVIOUS YEAR MKT VALUE

40,000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

23002540

CO ISSUED

0

02/24/2023

21015596

NEW CONSTR

218,551

11/09/2021

GRANTOR:D R HORTON INC-JACKSO

GRANTEE: GALABOV DANIEL ALEK

2511/1139

11/04/2021

WD Q V 05

256,000

GRANTOR:PATRIOT RIDGE LLP

GRANTEE:D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS2023=W3 FOP2023=N6 W12 S6 E12\$ W15 S30 FGR2023=S20 E14 N13 FOP2023=E4 N9 W4 S9\$ N7 W14\$ E14 N2 E4 N28\$ PTR=E15 FUS2023=E18 S4 STR2023=S12 W4 N12 E4\$ W4 S12 E4 S21 W4 S13 W14 N50\$ W15\$.