

LOTS 8 & 15
IN OR 2362/74
JAMES D CARR SUB UNR

HOOVER MORGAN C
86011 CARR VILLAGE RD
YULEE, FL 32097

2024

42-2N-27-4350-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	768	100	768	80,483
FCP	240	25	60	6,288
FOP	112	30	34	3,563
FOP	160	30	48	5,030
TOTALS	1,280		910	95,365

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0940	SHEDS/PORT
2	0936	SEPTC TANK

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	910	132.9048	126.26	114,897	1954	1984	0	0	0	17.00	83.00
1 SINGLE FAM - 100% - 2021 Heated Area: 768 HX Base Yr 2021												
86011 CARR VILLAGE RD, YULEE												

TOTAL OB/XF 7,382												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0940	SHEDS/PORT	0	100	16	12	192.00	SF 30.00	100	2005	2005	3
2	0936	SEPTC TANK	0	100	0	0	1.00	UT 6,000.00	100	1985	1985	3

TOTAL OB/XF 7,382												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0007	RM	197.00	76.00	2.00	LT		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	104,281		
TOTAL MARKET OB/XF VALUE	7,382		
TOTAL LAND VALUE - MARKET	100,000		
TOTAL MARKET VALUE	211,663		
SOH/AGL Deduction	61,904		
ASSESSED VALUE	149,759		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	99,759		
TOTAL JUST VALUE	211,663		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	187,342		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4042	N/A	17,325	04/27/1987
3714	N/A	6,500	11/29/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2362/0074	5/15/2020	WD	Q	I	01	166,500
GRANTOR: PMR LLC						
GRANTEE: HOOVER MORGAN C						
2265/1731	4/01/2019	WD	U	I	37	61,200
GRANTOR: LITTLES JEANIE M						
GRANTEE: PMR LLC						

BUILDING NOTES												
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BUILDING DIMENSIONS												
FCP=[YR=1993] W12 FOP=[YR=1993] W8 BAS=[YR=1993] N12 W24 S32 FOP=[YR=1993] S8 E14 N8 W14 \$ E24 N20 \$ S20 E8 N20 \$ S20 E12 N20 \$.												

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