



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	1,816	201,627
FGR	420	55	231	25,647
FOP	61	30	18	1,999
FOP	204	30	61	6,773
TOTALS	2,501		2,126	236,046

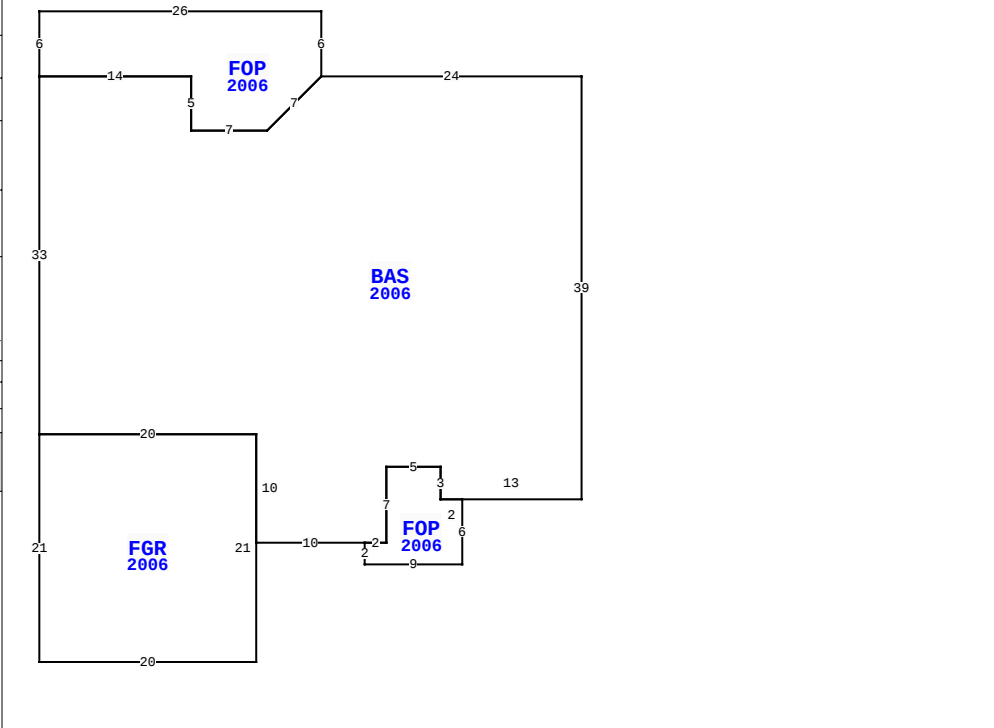
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0 100	24	3	72.00	SF	10.00	10.00	100	2006	2006	3	87	626	
2	0811	CONCRETE B	0 100	0	0	694.00	SF	5.20	5.20	100	2006	2006	3	87	3,140	
3	0861	POOL GUNIT	0 100	0	0	220.00	SF	85.00	85.00	100	2007	2007	3	48	8,976	
4	0911	SCRN RM A	0 100	40	32	1,280.00	SF	17.50	17.50	100	2007	2007	3	31	6,944	
5	0845	KOOL DECK	0 100	0	0	838.00	SF	7.25	7.25	100	2007	2007	3	88	5,346	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	31	310	
7	0476	VF 6 SBPL	0 100	0	0	116.00	LF	32.00	32.00	100	2007	2007	3	72	2,673	
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	31	620	
9	0810	CONCRETE A	0 100	0	0	80.00	SF	6.50	6.50	100	2007	2007	3	88	458	
10	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	72	432	

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	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,126	127.2383	120.88	256,991	2006	2006	0	0	0	8.15	91.85
1 SINGLE FAM - 100% - 2024 Heated Area: 1816 HX Base Yr 2024												



BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 29,525																
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	0855	CONC PAVER	0 100	24	3	72.00	SF	10.00	10.00	100	2006	2006	3	87	626	
2	0811	CONCRETE B	0 100	0	0	694.00	SF	5.20	5.20	100	2006	2006	3	87	3,140	
3	0861	POOL GUNIT	0 100	0	0	220.00	SF	85.00	85.00	100	2007	2007	3	48	8,976	
4	0911	SCRN RM A	0 100	40	32	1,280.00	SF	17.50	17.50	100	2007	2007	3	31	6,944	
5	0845	KOOL DECK	0 100	0	0	838.00	SF	7.25	7.25	100	2007	2007	3	88	5,346	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	31	310	
7	0476	VF 6 SBPL	0 100	0	0	116.00	LF	32.00	32.00	100	2007	2007	3	72	2,673	
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	31	620	
9	0810	CONCRETE A	0 100	0	0	80.00	SF	6.50	6.50	100	2007	2007	3	88	458	
10	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	72	432	

TOTAL OB/XF 29,525																
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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	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

NASSAU COUNTY PROPERTY										PAGE 1 of 2				4
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VALUATION SUMMARY										STANDARD			
VALUATION BY										Tax Group: 4			
BUILDING MARKET VALUE										236,046			
TOTAL MARKET OB/XF VALUE										29,984			
TOTAL LAND VALUE - MARKET										55,000			
TOTAL MARKET VALUE										321,030			
SOH/AGL Deduction										0			
ASSESSED VALUE										321,030			
TOTAL EXEMPTION VALUE										HX HB 50,000			
BASE TAXABLE VALUE										271,030			
TOTAL JUST VALUE										321,030			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										312,409			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17496	H/AC	0	08/01/2012
B19319	ADDITION	11,011	01/01/2007
C0516793	CO ISSUED	134,092	11/01/2006
B18746	SWIM POOL	60,000	10/01/2006
M11239	MECH OTHER	0	03/01/2006
B0516793	NEW CONSTR	134,092	11/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2593/0535	9/23/2022	WD	Q	I	01	390,000	
GRANTOR: BODDIE GERALD L III &							
GRANTEE: SHULTS JULIA K & RI							
2139/1413	8/11/2017	WD	Q	I	01	225,000	
GRANTOR: DUPUY JESSICA R &							
GRANTEE: BODDIE GERALD L III							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W24 FOP=[YR=2006] N6 W26 S6 E14 S5 E7 U5 R5 \$ L5 D5 W7 N5 W14 S33 FGR=[YR=2006] S21 E20 N21 W20\$ E20 S10 E10 FOP=[YR=2006] S2 E9 N6 W2 N3 W5 S7 W2\$ E2 N7 E5 S3 E13 N39\$.									

SHULTS JULIA K & RICHARD H III
86166 SAND HICKORY TRL
YULEE, FL 32097

42-2N-27-435H-0053-0000

[illegible]