

OTERO JOSE LUIS JR
86195 VEGAS BLVD
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

05

AVERAGE 70

Exterior Wall

16

WD FR STUC 30

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 70

Interior Floo

08

SHT VINYL 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 100

Occupancy

00

NONE 100

Quality

06

Quality Level 06

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4071.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,574

100

1,574

174,282

FGR

420

55

231

25,578

FOP

66

30

20

2,214

FOP

117

30

35

3,875

TOTALS

2,177

1,860

205,950

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

484.00

SF

6.50

6.50

100

2009

2009

3

90

2,831

2

0810

CONCRETE A

0 100

26

3

78.00

SF

6.50

6.50

100

2009

2009

3

90

456

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH 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

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

50,000.00

50,000.00

50,000

REVIEW DATE

12/02/2020

BY

NWX

Total Acres:

0.00

Total Land Value:

50,000

Market:

0

Agricultural:

0

Common:

50,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,860

121.6033

115.52

214,867

2009

2014

0

0

0

4.15

95.85

1 SINGLE FAM - 100% - 2023

Heated Area: 1574

HX Base Yr

Area Diagram

Diagram showing building footprint with dimensions and area calculations. Includes labels for BAS 2009, FOP 2009, and FGR 2009.

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

205,950

3,287

50,000

259,237

10,533

248,704

13

248,704

0

259,237

0

241,460

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2285/0249

6/19/2019

WD Q

I

01

200,000

GRANTOR: MCGARRAH JAMES R & ST

GRANTEE: OTERO JOSE LUIS JR

1670/0498

3/24/2010

WD Q

I

01

160,000

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MCGARRAH JAMES R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 FOP=[YR=2009] N9 W13 S9 E13\$ W29 S38 E10

FOP=[YR=2009] S5 E10 N5 W3 N4 W4 S4 W3\$ E3 N4 E4 S4 E8

FGR=[YR=2009] S15 E20 N21 W20 S6\$ N6 E20 N32\$.