



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		3 100
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	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1,676	196,213
FGR	365	55	201	23,532
FOP	32	30	10	1,171
FSP	96	40	38	4,448
FST	15	55	8	937

TOTALS	2,184		1,933	226,301
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	0	0	444.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	0	0	0	30.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT	

REVIEW DATE	05/09/2019	BY	KW
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,933	127.2383	120.88	233,661	2016	2016	0	0	0	3.15	96.85	
1 SINGLE FAM - 0% - 0 Heated Area: 1676 HX Base Yr													
86003 HARRAHS PL, YULEE													
BLD DATE 05/17/2022 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE													

TOTAL OB/XF 4,080													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2016	2016
2	0810	CONCRETE A	0	0	0	0	444.00	SF	6.50	6.50	100	2016	2016
3	0476	VF 6 SBPL	0	0	0	0	30.00	LF	32.00	32.00	100	2017	2017
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2017	2017

TOTAL OB/XF 4,080													
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
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00

Market:	0	Agricultural:	0	Common:	50,000
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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		226,301	
TOTAL MARKET OB/XF VALUE		4,080	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		280,381	
SOH/AGL Deduction		8,568	
ASSESSED VALUE		271,813	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		271,813	
TOTAL JUST VALUE		280,381	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		260,828	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632305	CO ISSUED	0	10/31/2016
B1632305	NEW CONSTR	210,288	05/13/2016
E23749	NEW CONSTR	0	08/01/2011
B25057	NEW CONSTR	186,706	08/01/2011
R12204	REPAIR/RRF	2,000	12/01/2009
B23089	NEW CONSTR	150,000	12/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2439/1475	2/26/2021	WD	Q	I	02
GRANTOR: JAEGER JOHN F & BEVER					
GRANTEE: NEUHAUSER WILLIAM &					
2144/1197	8/28/2017	WD	U	I	11
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: JAEGER JOHN F & BEV					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W4 FSP=[YR=2018] N8 W12 S8 E12\$ W33 S54 E11 FOP=[YR=2016] S2 E7 FGR2016 = S2 E19 N20 W11 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W3 S18\$ N5 W6 S3 W1\$ E1 N3 E6 N13 E19 N38\$.											