

MISSYCAT FAMILY LIVING TRUST/BONFRANCESCO EDWARD I
86147 VEGAS BLVD
YULEE, FL 32097

42-2N-27-4370-0080-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

10 ABOVE AVG 80

Exterior Wall

16 WD FR STUC 20

Roof Structure

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

11 CLAY TILE 50

Interior Floo

14 CARPET 50

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. 100

Occupancy

00 NONE 100

Quality

06 Quality Level 06

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA94

NEIGHBORHOOD/LOC

4071.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,006

100

2,006

238,650

FGR

365

55

201

23,913

FOP

98

30

29

3,450

FOP

160

30

48

5,711

FST

15

55

8

952

TOTALS

2,644

2,292

272,675

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 0855 CONC PAVER

0 100

0

0

786.00 SF

10.00

10.00

100

2018

2018

3

97

7,624

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

PUD

0.00

0.00

1.00 LT

1.00

1.00

1.00

50,000.00

50,000.00

50,000

REVIEW DATE

03/22/2019

BY

KB

Total Acres:

0.00

Total Land Value:

50,000

Market:

0

Agricultural:

0

Common:

50,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSREPL. COST NEW

AYB

EYBECONFNCT

NORM% CONDD

010001

2,292

127.9145

121.52

278,524

2018

2018

0

0

2.10

97.90

1 SINGLE FAM - 100% - 2023

Heated Area: 2006

HX Base Yr

AREA

TYPE

VALUE

20

8

8

20

18

28

19

10

3

4

20

20

19

4

21

12

7

2

2

10

4

FOP

2018

BAS

2018

FGR

2018

FST

2018

BLD DATE

05/17/2022

NW

LGL DATE

LAND DATE

AG DATE

86147 VEGAS BLVD, YULEE

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

272,675

TOTAL MARKET OB/XF VALUE

7,624

TOTAL LAND VALUE - MARKET

50,000

TOTAL MARKET VALUE

330,299

SOH/AGL Deduction

14,360

ASSESSED VALUE

315,939

TOTAL EXEMPTION VALUE

13

315,939

BASE TAXABLE VALUE

0

TOTAL JUST VALUE

330,299

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

306,737

PERMIT NUM

DESCRIPTION

AMT

ISSUED

18004578 CO ISSUED

0

05/07/2018

17010656 NEW CONSTR

338,152

12/01/2017

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2672/466

10/02/2023

WD U

I

11

100

GRANTOR: BONFRANCESCO EDWARD I

GRANTEE: MISSYCAT FAMILY LIV

2574/0435

6/23/2022

WD Q

I

01

412,000

GRANTOR: SPEARD MELISSA L &

GRANTEE: BONFRANCESCO EDWARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] N8 W20 S8 E20\$ W32 S48 E10

FOP=[YR=2018] S4 E21 N4 FGR=[YR=2018] E19 N20 W4

FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W10 S20\$ W12 N2 W7 S2

W2\$ E2 N2 E7 S2 E12 N20 E19 N28\$.