



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 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 Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
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
NEIGHBORHOOD/LOC	4071.00
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	1,837 100 1,837 216,412
FGR	384 55 211 24,857
FOP	94 30 28 3,299
FOP	120 30 36 4,241
FST	15 55 8 942
PTO	120 5 6 707
TOTALS	2,570 2,126 250,458

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	128.7034	122.27	259,946	2015	2015	0	0	3.65	96.35

1 SINGLE FAM - 100% - 2020 Heated Area: 1837 HX Base Yr 2020

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			250,458
TOTAL MARKET OB/XF VALUE			4,565
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			305,023
SOH/AGL Deduction			83,113
ASSESSED VALUE			221,910
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			171,910
TOTAL JUST VALUE			305,023
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531060	CO ISSUED	0	12/18/2015
B1531060	NEW CONSTR	231,165	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2287/1267	7/03/2019	WD Q	Q	I	01	235,000

GRANTOR: DAVIS PATRICK LEE & C  
GRANTEE: BETTERIDGE LINDSAY  
2173/1484 11/30/2017 WD U I 11 100  
GRANTOR: ONEAL CHASIDY M  
GRANTEE: DAVIS PATRICK LEE &

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	20 3	60.00	SF	6.50	6.50	100	2015	2015	3	95	371	
2	0811	CONCRETE B	0 100	0 0	849.00	SF	5.20	5.20	100	2015	2015	3	95	4,194	

BLD DATE		05/17/2022	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
86054 OSHEAS PL, YULEE	

BUILDING DIMENSIONS	
PTO=[YR=2015] W12 FOP=[YR=2015] W12 S10 BAS=[YR=2015] W26 S24 FGR=[YR=2015] S21 E19 FOP=[YR=2015] S4 E20 N4 W1 N2 W7 S2 W12\$ N21 W10 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E19 S21 E12 N2 E7 S2 E12 N45 W24\$ E12 N10\$ S10 E12 N10\$.	

LAND DESCRIPTION		TOTAL OB/XF														4,565								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							