LOT 26
IN OR 1574/800
THE HIDEAWAY #3 REPLAT

SHEPHERD DENNIS P
10121 KING OAK DR
RIVERVIEW, FL 33569

**2024**

**42-2N-27-4371-0026-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |

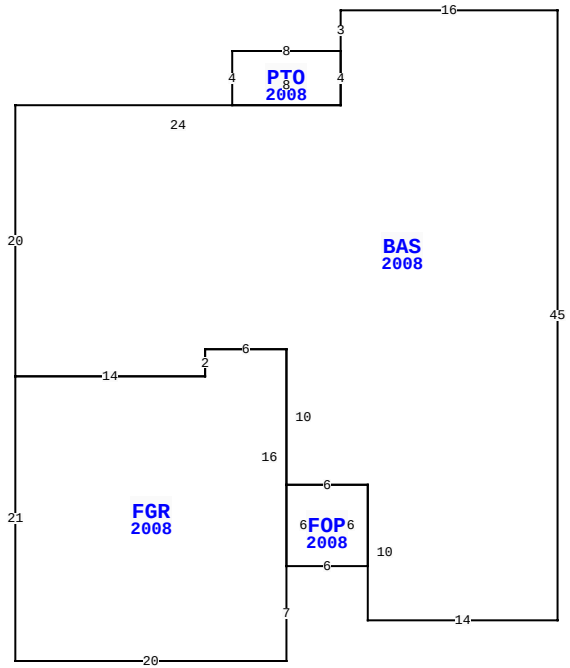
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,200 | 100 | 1,200 | 139,771 |
| FGR | 432 | 55 | 238 | 27,721 |
| FOP | 36 | 30 | 11 | 1,281 |
| PTO | 32 | 5 | 2 | 233 |
| TOTALS | 1,700 | | 1,451 | 169,007 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,451 | 132.5490 | 125.92 | 182,710 | 2008 | 2008 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1200 HX Base Yr




86225 CAESARS AVE, YULEE

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

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 169,007 |
| TOTAL MARKET OB/XF VALUE | 3,135 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 222,142 |
| SOH/AGL Deduction | 14,735 |
| ASSESSED VALUE | 207,407 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 207,407 |
| TOTAL JUST VALUE | 222,142 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 207,571 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M13822 | MECH OTHER | 0 | 05/01/2008 |
| C21298 | CO ISSUED | 0 | 04/01/2008 |
| P13160 | OTHER | 0 | 04/01/2008 |
| E20721 | ELEC OTHER | 1,800 | 04/01/2008 |
| R11182 | REPAIR/RRF | 5,000 | 04/01/2008 |
| B21298 | NEW CONSTR | 150,000 | 04/01/2008 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1574/0800 | 6/30/2008 | WD | Q | I | | 156,900 |
| GRANTOR: MAGNOLIA HOMES INC | | | | | | |
| GRANTEE: SHEPHERD DENNIS P | | | | | | |
| 1553/0628 | 2/29/2008 | WD | U | V | 19 | 41,500 |
| GRANTOR: ONE AND THREE ACQUISI | | | | | | |
| GRANTEE: MAGNOLIA HOMES INC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2008] W16 S3 PTO=[YR=2008] W8 S4 E8 N4$ S4 W24 S20 FGR=[YR=2008] S21 E20 N7 FOP=[YR=2008] E6 N6 W6 S6$ N16 W6 S2 W14$ E14 N2 E6 S10 E6 S10 E14 N45$.

### EXTRA FEATURES

| LN | 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 | 0 | 0 | 0 | 491.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 89 | 2,840 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 17 | 3 | 51.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 89 | 295 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,135

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | 0 | 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 12/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS