

FALASA JEANETTE
86105 PRESERVE PLACE
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

31

HARDIE BRD 80

Exterior Wall

16

WD FR STUC 20

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

08

SHT VINYL 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.

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

2,006

100

2,006

224,981

FGR

365

55

201

22,543

FOP

98

30

29

3,252

FSP

160

40

64

7,178

FST

15

55

8

897

TOTALS

2,644

2,308

258,852

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

0811

CONCRETE B

0 100

0

0

990.00

SF

5.20

5.20

100

2018

2018

3

97

4,994

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

12/09/2022

BY

NWA

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

2,308

120.5890

114.56

264,404

2018

2018

0

0

2.10

97.90

HEATED AREA: 2006

HX Base Yr 2019

BLD DATE

05/17/2022

NW

LGL DATE

XF DATE

LAND DATE

INC DATE

AG DATE

20

38

12

28

48

19

4

3

10

20

19

4

12

7

2

12

21

2

4

FSP

2018

BAS

2018

FGR

2018

FOP

2018

FST

2018

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

258,852

TOTAL MARKET OB/XF VALUE

4,994

TOTAL LAND VALUE - MARKET

50,000

TOTAL MARKET VALUE

313,846

SOH/AGL Deduction

90,952

ASSESSED VALUE

222,894

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

172,894

TOTAL JUST VALUE

313,846

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

291,464

PERMIT NUM

DESCRIPTION

AMT

ISSUED

18005733

CO ISSUED

0

06/06/2018

18000247

NEW CONSTR

258,589

01/10/2018

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2203/1598

6/14/2018

WD Q

I

01

228,700

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: FALASA JEANNETTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FSP=[YR=2018] N8 W20 S8 E20\$ W38 S28
FGR=[YR=2018] S20 E19 FOP=[YR=2018] S4 E21 N4 W2 N2 W7 S2
W12\$ N20 W10 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E19 S20
E12 N2 E7 S2 E12 N48\$.