BLOCK 2 LOT 12 & N 33 FT
OF LOT 13 AKA TRACT 20
IN OR 2616/1113

DALU SALVATORE/CHAMPA KYLIE
86759 HESTER DRIVE
YULEE, FL 32097

2024

42-2N-27-4400-0002-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

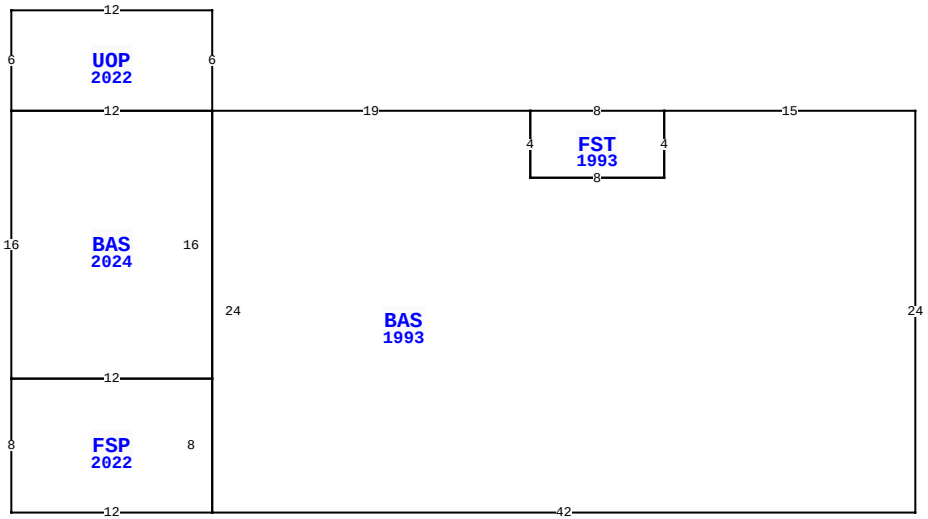
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100	976	120,233
BAS	192	100	192	23,652
FSP	96	40	38	4,681
FST	32	55	18	2,218
UOP	72	20	14	1,725
TOTALS	1,368		1,238	152,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,238	143.9639	136.77	169,321	1973	2003	0	0	0	9.93	90.07

1 SINGLE FAM – 100% - 2024 Heated Area: 1168 HX Base Yr 2024



86759 HESTER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		162,566
TOTAL MARKET OB/XF VALUE		781
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		213,347
SOH/AGL Deduction		0
ASSESSED VALUE		213,347
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,347
TOTAL JUST VALUE		213,347
NCON VALUE		11,875
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016442	ADDITION	26,946	11/24/2021
5811	REMODEL	864	06/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/1113	1/30/2023	WD	Q	I	01	265,000
GRANTOR: DAVIS SEBRINA						
GRANTEE: DALU SALVATORE & KY						
2197/1590	5/17/2018	WD	Q	I	02	86,000
GRANTOR: STRUBLE DEBORAH LYNN						
GRANTEE: DAVIS SEBRINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W15 S4 W8 N4 W19 S24 E42 N24 $
BAS=[YR=2024;ORIG=-42,0] W12 S16 E12 N16 $
FSP=[YR=2022;ORIG=-54,16] S8 E12 N8 W12 $
UOP=[YR=2022;ORIG=-42,0] N6 W12 S6 E12 $
FST=[YR=1993;ORIG=-15,0] W8 S4 E8 N4 $
.

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	100	29	4	116.00	SF	6.50	6.50	100	1973	1973	3	24	181	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1990	1990	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 781

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	100		RSF-	127.00	110.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/09/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

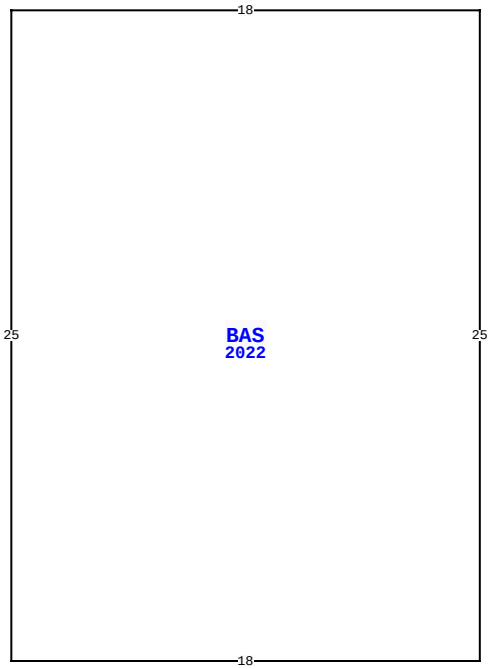
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	450	10,059
TOTALS	450		450	10,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	450	64.5150	22.58	10,161	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 450 HX Base Yr 2024



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GRANTOR: STRUBLE DEBORAH LYNN						
GRANTEE: DAVIS SEBRINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 S25 E18 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/09/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS