BLOCK 2 LOT 14 & SLY 45 FT
OF LOT 13 IN OR 2466/1894
YULEE HEIGHTS SUB PB 3/47A

SHARPE PATRICK J & SUSAN MICHELLE
15 N 19TH STREET
FERNANDINA BEACH, FL 32034

2024

42-2N-27-4400-0002-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

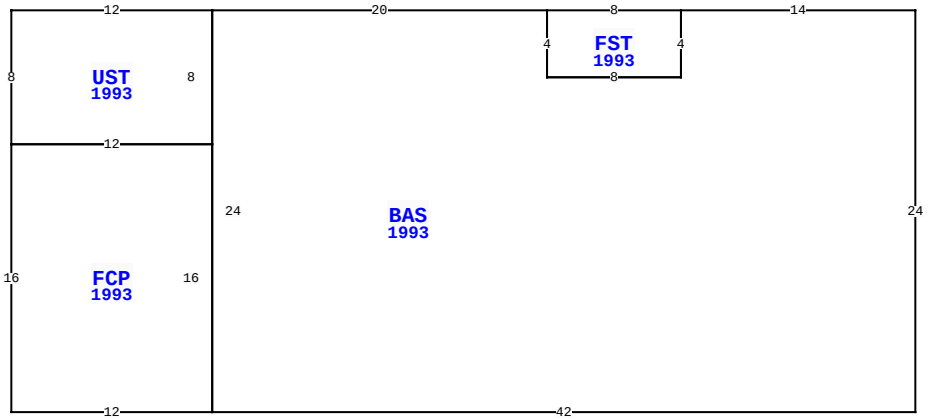
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100	976	73,221
FCP	192	25	48	3,601
FST	32	55	18	1,351
UST	96	45	43	3,226
TOTALS	1,296		1,085	81,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,085	106.0000	100.70	109,260	1973	1973	0	0	0	25.50	74.50

1 SINGLE FAM – 0% - 0 Heated Area: 976 HX Base Yr



86739 HESTER DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	81,399
TOTAL MARKET OB/XF VALUE	150
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	131,549
SOH/AGL Deduction	27,686
ASSESSED VALUE	103,863
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,863
TOTAL JUST VALUE	131,549
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/1894	5/18/2021	QC	U	I	11	100
GRANTOR: SHARPE SUSAN M F/K/A						
GRANTEE: SHARPE PATRICK J &						
2463/1308	1/17/2013	QC	U	I	11	26,000
GRANTOR: MURRAY SUSAN MICHELLE						
GRANTEE: SHARPE PATRICK J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FST=[YR=1993] W8 S4 E8 N4$ S4 W8 N4 W20
UST=[YR=1993] W12 S8 FCP=[YR=1993] S16 E12 N16 W12$ E12 N8$
S24 E42 N24$.

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	96.00	SF	6.50	6.50	100	1973	1973	3	24	150	

LAND DESCRIPTION

TOTAL OB/XF 150

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		RSF-	2150.00	130.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS