BLOCK 3 LOT 1
YULEE HEIGHTS SUB PB 3/47A

CASSIDY JOSHUA T
86806 HESTER DR
YULEE, FL 32097

2024

42-2N-27-4400-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

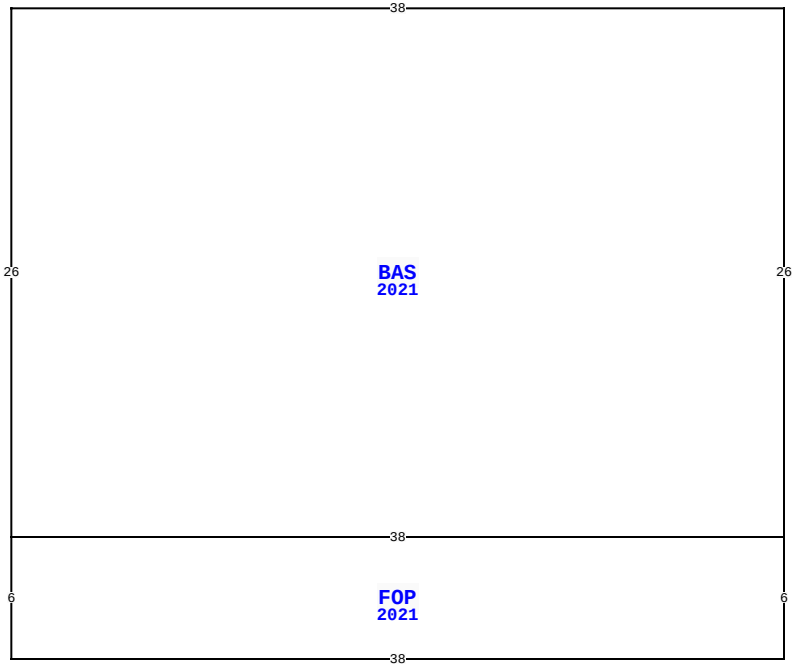
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	988	132,054
FOP	228	30	68	9,088
TOTALS	1,216		1,056	141,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,056	141.4040	134.33	141,852	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 988 HX Base Yr 2023



86806 HESTER DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		141,143
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		191,143
SOH/AGL Deduction		833
ASSESSED VALUE		190,310
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		140,310
TOTAL JUST VALUE		191,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016154	CO ISSUED	0	11/19/2021
21004818	NEW CONSTR	128,668	04/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2423/1746	1/07/2021	QC	U	V	11	100
GRANTOR: CLARK GAYLE						
GRANTEE: CASSIDY JOSHUA T						
2371/1061	6/23/2020	QC	U	V	11	100
GRANTOR: CLARK GAYLE						
GRANTEE: CASSIDY JOSHUA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W38 S26 FOP=[YR=2021] S6 E38 N6 W38$ E38 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-	2110.00	120.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/29/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS