BLOCK 3 LOT 20
IN OR 360 PG 372
YULEE HEIGHTS SUB PB 3/47A

STRUBLE RONALD JOE EST/STRUBLE DEBORAH L EST
86798 HESTER DR
YULEE, FL 32097

2024

42-2N-27-4400-0003-0200

BUILDING CHARACTERISTICS

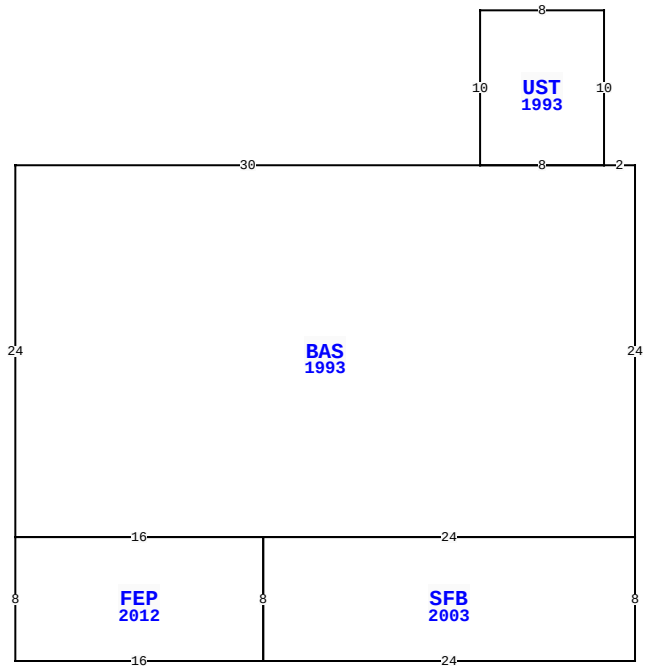
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	14	CARPET 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	960	100	960	71,613
FEP	128	80	102	7,609
SFB	192	80	154	11,488
UST	80	45	36	2,686
TOTALS	1,360		1,252	93,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,252	97.2400	92.38	115,660	1960	1975	0	0	0	19.25	80.75

1 SINGLE FAM – 0% - 2024 Heated Area: 1114 HX Base Yr



86798 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	93,395
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	143,395
SOH/AGL Deduction	0
ASSESSED VALUE	143,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,395
TOTAL JUST VALUE	143,395
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,866

MISC ALUMN STRG = NV : KW 4/2024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E98 4923	CHNGE SRVC	0	07/01/1998
B98 4730	REMODEL	1,000	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0360/0372	5/01/1982	WD	Q	I		24,700
GRANTOR:						
GRANTEE:						
0230/0177	1/01/1976	WD	Q	I		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W2 W8 W30 S24 E16 E24 N24 $
SFB=[YR=2003;ORIG=-24,32] E24 N8 W24 S8 $
FEP=[YR=2012;ORIG=-40,24] S8 E16 N8 W16 $
UST=[YR=1993;ORIG=-2,0] N10 W8 S10 E8 $
.

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

REVIEW DATE 04/10/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS