BLOCK 4 LOT 12
YULEE HEIGHTS SUB PB 3/47A

KILLMEYER JOSHUA STEVEN
86552 HESTER DR
YULEE, FL 32097

2024

42-2N-27-4400-0004-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

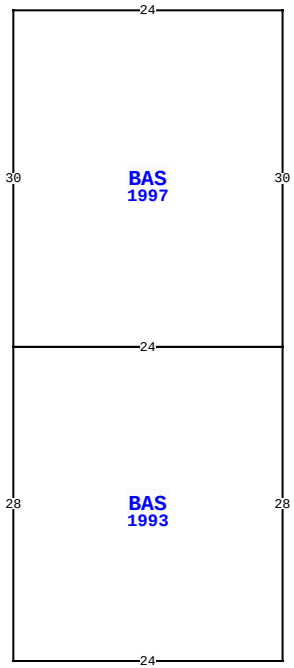
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	672	100	672	61,713
BAS	720	100	720	66,121
TOTALS	1,392		1,392	127,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,392	114.4000	108.68	151,283	1962	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 0% - 0 Heated Area: 1392 HX Base Yr



86552 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	127,834
TOTAL MARKET OB/XF VALUE	503
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	178,337
SOH/AGL Deduction	35,193
ASSESSED VALUE	143,144
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,144
TOTAL JUST VALUE	178,337
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805525	REMODEL	46,650	11/01/1998
962993	ADDITION	18,480	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2245/0953	11/30/2018	WD	Q	I	01	142,500
GRANTOR: GREGORY JASON D						
GRANTEE: KILLMEYER JOSHUA ST						
1897/1983	1/02/2014	SW	U	I	12	38,300
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: GREGORY JASON D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W24 S30 BAS=[YR=1993] S28 E24 N28 W24$ E24 N30$.

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	16	20	320.00	SF	4.55	4.55	100	1980	1980	3	32.5	473	
2	1242	WD DECK A	0	0	3	5	15.00	SF	10.00	10.00	100	1996	1996	3	20	30	

LAND DESCRIPTION

TOTAL OB/XF 503

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-	2100.00	120.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS