PT OF LOT 8
IN OR 2711/1669
YULEE FARMS 1 PB 2/37

GILLIAM TAMMY J
85047 AIRPLANE LANE
YULEE, FL 32097

2024

42-2N-27-4500-0008-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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

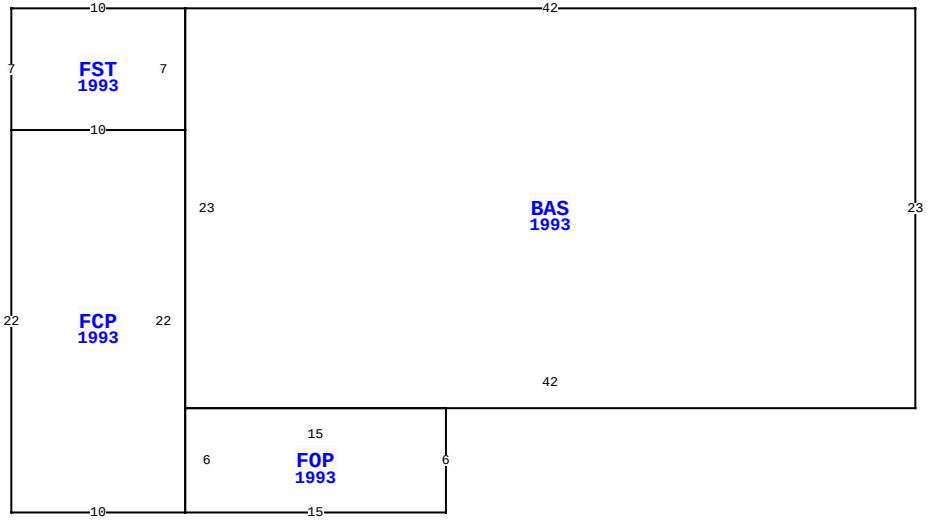
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	966	100	966	66,558
FCP	220	25	55	3,790
FOP	90	30	27	1,861
FST	70	55	38	2,618
TOTALS	1,346		1,086	74,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,086	121.9000	115.80	125,759	1962	1962	0	0	0	40.50	59.50

1 SINGLE FAM – 100% - 2008 Heated Area: 966 HX Base Yr 2008



85047 AIRPLANE LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		74,827
TOTAL MARKET OB/XF VALUE		1,628
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		113,955
SOH/AGL Deduction		53,918
ASSESSED VALUE		60,037
TOTAL EXEMPTION VALUE	HX HB	35,037
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		113,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5751	CHNGE SRVC	0	03/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/1669	5/09/2024	QC	U	I	11	100
GRANTOR: GILLIAM RICHARD E						
GRANTEE: GILLIAM TAMMY J						
1490/0159	4/04/2007	WD	Q	I		90,000
GRANTOR: DAVIS DENNIS LEE						
GRANTEE: GILLIAM RICHARD E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FST=[YR=1993] W10 S7 FCP=[YR=1993] S22 E10 FOP=[YR=1993] E15 N6 W15 S6 $ N22 W10 $ E10 N7 $ S23 E42 N23 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	

LAND DESCRIPTION

TOTAL OB/XF 1,628

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		RM	90.00	100.00	1.00	LT		1.00	1.00	0.75	50,000.00	37,500.00	37,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/06/2024 BY SYS