PT OF LOT 30
IN OR 2023/1227
ESMT IN OR 670/236

MARSH RUSSELL A & AMY D
85158 AIRPLANE LN
YULEE, FL 32097

**2024**

**42-2N-27-4500-0030-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 50 |
| Roof Cover | 12 | MODULAR MT 50 |
| 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 | | 3 100 |
| 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 |

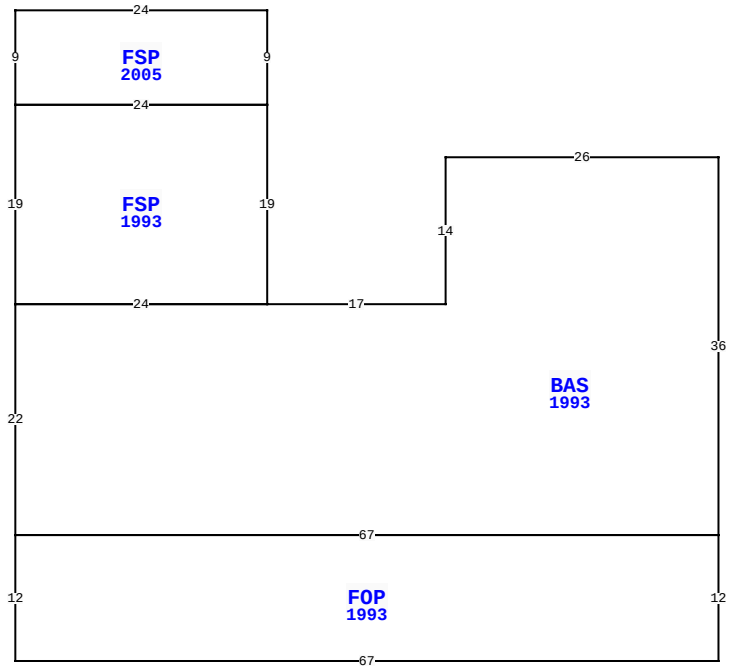
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4048.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,838 | 100 | 1,838 | 153,798 |
| FOP | 804 | 30 | 241 | 20,166 |
| FSP | 456 | 40 | 182 | 15,229 |
| FSP | 216 | 40 | 86 | 7,196 |
| TOTALS | 3,314 | | 2,347 | 196,389 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,347 | 111.5000 | 105.92 | 248,594 | 1917 | 1981 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM – 100% - 2017 Heated Area: 1838 HX Base Yr 2017




85158 AIRPLANE LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 01/22/2015 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 196,389 |
| TOTAL MARKET OB/XF VALUE | | 8,280 |
| TOTAL LAND VALUE - MARKET | | 113,600 |
| TOTAL MARKET VALUE | | 318,269 |
| SOH/AGL Deduction | | 119,882 |
| ASSESSED VALUE | | 198,387 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 148,387 |
| TOTAL JUST VALUE | | 318,269 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 309,681 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2023/1227 | 1/11/2016 | WD | Q | I | 01 | 165,000 |
| GRANTOR: *CONFIDENTIAL* | | | | | | |
| GRANTEE: MARSH RUSSELL A & A | | | | | | |
| 2023/1224 | 1/05/2016 | QC | U | I | 11 | 100 |
| GRANTOR: *CONFIDENTIAL* | | | | | | |
| GRANTEE: *CONFIDENTIAL* | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W26 S14 W17 FSP=[YR=1993] N19 FSP=[YR=2005] N9 W24 S9 E24$ W24 S19 E24$ W24 S22 FOP=[YR=1993] S12 E67 N12 W67 $ E67 N36$ .

## 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 | 100 | 15 | 16 | 240.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 32.5 | 507 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 22 | 33 | 726.00 | SF | 15.00 | 15.00 | 100 | 1980 | 1980 | 3 | 20 | 2,178 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 19 | 33 | 627.00 | SF | 15.00 | 15.00 | 100 | 1980 | 1980 | 3 | 20 | 1,881 | |
| 4 | 0510 | GARAGE WD- | 0 | 100 | 24 | 33 | 792.00 | SF | 23.45 | 23.45 | 100 | 1980 | 1980 | 3 | 20 | 3,714 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,280

| 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 | 000115 | C | SFR ACRES | 100 | 0006 | OR | 0.00 | 0.00 | 1.42 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 113,600 | | | | | | | |

REVIEW DATE 02/02/2021 BY NWA Total Acres: 1.42 Total Land Value: 113,600 Market: 0 Agricultural: 0 Common: 113,600 PRINTED 08/06/2024 BY SYS