

DAVIS JULIE MARIE
85034 FOUR SISTERS LN
YULEE, FL 32097

42-2N-27-4540-0003-0020

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 1002WOOD FRAME 1001.1. 1000 100Quality02Quality Level 02DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4048.00BAS1,2321001,23215,030TOTALS1,2321,23215,030EXTRA FEATURES85034 FOUR SISTERS LN, YULEE

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND0800021,23281.340061.0075,1521995199501070.0020.00Heated Area: 1232HX Base Yr 2021BAS2001

NASSAU COUNTY PROPERTY PAGE 1 of 14

VALUATION SUMMARYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE15,030TOTAL MARKET OB/XF VALUE192TOTAL LAND VALUE - MARKET120,000TOTAL MARKET VALUE135,222SOH/AGL Deduction51,929ASSESSED VALUE83,293TOTAL EXEMPTION VALUE HX HB50,000BASE TAXABLE VALUE33,293TOTAL JUST VALUE135,222NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE137,730SALES DATAOFF RECORD NumberDATETYPEINSTQU / I V / IRSN CD SALE PRICE2033/00883/04/2016WDQI0162,500GRANTOR:SISTERS 4 LLCGRANTEE:DAVIS JULIE MARIE1902/13142/10/2014QCUII11100GRANTOR:BURKE SHARON ANN ETALGRANTEE:SISTERS 4 LLCBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2001] W77 S16 E77 N16 \$.REVIEW DATE05/12/2019BYKBA Total Acres: 1.50Total Land Value: 120,000Market: 0Agricultural: 0Common: 120,000PRINTED 08/06/2024 BY SYS