BLOCK 4 LOT 15
IN OR 1797/1995
YULEE WOODS # 3 PB 5/239

JONES CHESTER B & LISA D
85267 MEGAN STREET
YULEE, FL 32097

**2024**

**42-2N-27-4613-0004-0150**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

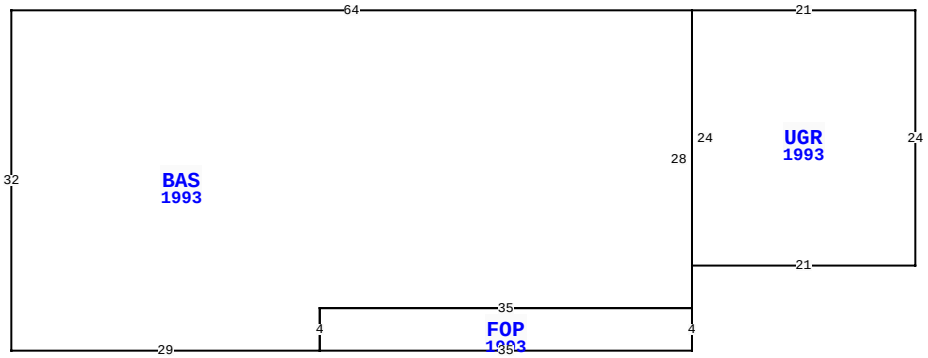
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,908 | 100 | 1,908 | 163,157 |
| FOP | 140 | 30 | 42 | 3,591 |
| UGR | 504 | 45 | 227 | 19,411 |
| TOTALS | 2,552 | | 2,177 | 186,161 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,177 | 107.8000 | 102.41 | 222,947 | 1990 | 1990 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1908 HX Base Yr 2021




85267 MEGAN ST, 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 | | 186,161 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 266,161 |
| SOH/AGL Deduction | | 75,276 |
| ASSESSED VALUE | | 190,885 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 140,885 |
| TOTAL JUST VALUE | | 266,161 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 257,912 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6831 | REMODEL | 5,400 | 11/06/1990 |
| 5751 | NEW CONSTR | 78,032 | 05/19/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1797/1995 | 6/13/2012 | WD | Q | I | 02 | 135,000 |
| GRANTOR: LEE GARY W | | | | | | |
| GRANTEE: JONES CHESTER B & L | | | | | | |
| 1265/0985 | 10/13/2004 | QC | U | I | 01 | 100 |
| GRANTOR: LEE SHARON K | | | | | | |
| GRANTEE: LEE GARY W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UGR=[YR=1993] W21 BAS=[YR=1993] W64 S32 E29 FOP=[YR=1993] E35 N4 W35 S4$ N4 E35 N28$ S24 E21 N24$.

## 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 | 100 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS