IN OR 2595/1683

DACR PROPERTIES LLC
22 GREENWOOD DRIVE
BLUFFTON, SC 29910

2024

42-3N-28-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

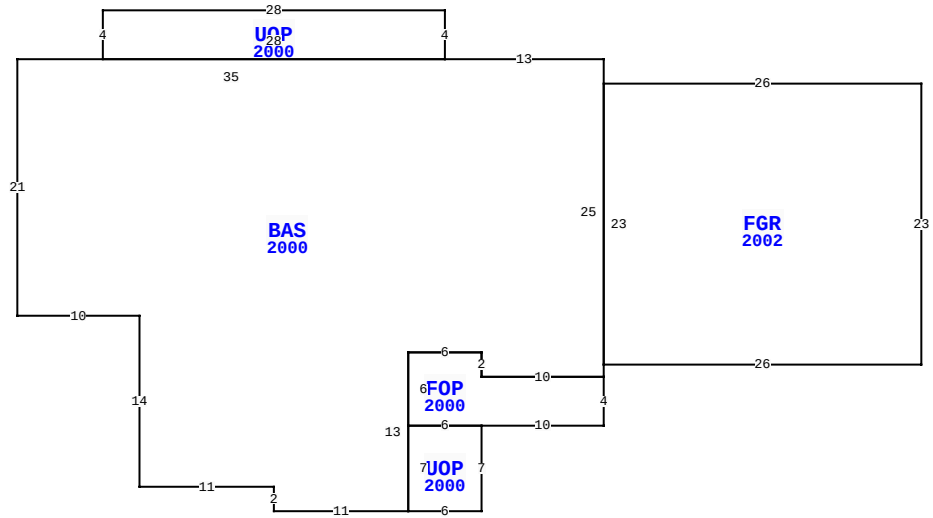
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,406	100	1,406	149,719
FGR	598	55	329	35,034
FOP	76	30	23	2,449
UOP	42	20	8	852
UOP	112	20	22	2,343
TOTALS	2,234		1,788	190,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,788	124.2000	117.99	210,966	2000	2003	0	0	0	9.75	90.25

1 SINGLE FAM – 0% - 2023 Heated Area: 1406 HX Base Yr



97068 CAPE 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	190,397
TOTAL MARKET OB/XF VALUE	23,035
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	693,432
SOH/AGL Deduction	0
ASSESSED VALUE	693,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	693,432
TOTAL JUST VALUE	693,432
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	683,203

XFOB:5:1: WOOD DECK (31X24) ON REAR OF HOME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1910869	REPAIR/RRF	0	10/15/2019
B0210135	GARAGE	19,734	08/01/2002
B0007238	NEW CONSTR	84,400	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2595/1683	9/21/2022	WD	Q	I	01	800,000
GRANTOR: STEVENS JODI ANN						
GRANTEE: DACR PROPERTIES LLC						
0908/1609	11/22/1999	WD	Q	V		76,000
GRANTOR: COOK JACK E						
GRANTEE: WRIGHT GRADY HOWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W13 UOP=[YR=2000] N4 W28 S4 E28$ W35 S21 E10 S14 E11 S2 E11 UOP=[YR=2000] E6 N7 FOP=[YR=2000] E10 N4 W10 N2 W6 S6 E6$ W6 S7$ N13 E6 S2 E10 N1 FGR=[YR=2002] E26 N23 W26 S23$ N25$.

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	0300	BOAT DCK W	0	0	162	4	648.00	SF	40.00	40.00	100	2000	2000	3	40	10,368	
2	0310	AL GANG WY	0	0	20	0	20.00	LF	115.00	115.00	100	2000	2000	3	20	460	
3	0302	FLT DOCK C	0	0	40	9	360.00	SF	50.00	50.00	100	2000	2000	3	20	3,600	
4	1242	WD DECK A	0	0	31	24	744.00	SF	10.00	10.00	100	2002	2002	3	20	1,488	
5	0810	CONCRETE A	0	0	6	19	114.00	SF	6.50	6.50	100	2002	2002	3	82	608	
6	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2004	2004	3	22	880	
7	0811	CONCRETE B	0	0	0	0	1,152.00	SF	5.20	5.20	100	2013	2013	3	94	5,631	

LAND DESCRIPTION

TOTAL OB/XF 23,035

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	000132	C	SFR RIVER	0	0008	RSF-	1150.00	196.00	150.00	FF		1.00	1.00	1.00	3,200.00	3,200.00	480,000							

REVIEW DATE 04/05/2024 BY KWA Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/06/2024 BY SYS