

PT OF LOT 5 (S-3)
PT OF SECT 48
PT OR 1591/1741

DAVIS KIMBERLEE L/LOVELL ROMAYNE ET AL
97016 BYWATER BRANCH LANE
YULEE, FL 32097

2024

42-3N-28-5080-0005-0030



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	07	ASB SHNGLE 80		
Exterior Wall	08	WD ON PLY 20		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	04	PLYWOOD 50		
Interior Wall	05	DRYWALL 50		
Interior Floor	09	PINE WOOD 100		
Air Condition	02	WINDOW 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	02	Quality Level 02		
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	1,291	100	1,291	45,038
FEP	112	80	90	3,140
TOTALS	1,403		1,381	48,178

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	% COND
0100	01	1,381	79.8304	75.84	104,735	1940	1950	0	0	10	44.00
1 SINGLE FAM - 100% - 2019 Heated Area: 1291 HX Base Yr 2019											
97016 BYWATER BRANCH LN, YULEE											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				48,178		
TOTAL MARKET OB/XF VALUE				2,470		
TOTAL LAND VALUE - MARKET				84,240		
TOTAL MARKET VALUE				134,888		
SOH/AGL Deduction				63,225		
ASSESSED VALUE				71,663		
TOTAL EXEMPTION VALUE		HX HB		46,663		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				134,888		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				133,009		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00	100	1960
2	0940	SHEDS/PORT	0	100	24	12		288.00	SF30.00	100	2000
3	0681	POLE SHED	0	100	6	12		72.00	SF15.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0007	RSF-1	0.00	0.00	1.17	AC	1.00