PT OF LOT 5 IN SEC 48
IN OR 2305/1196
ESMT PT OR 1573/1109

LOVELL ROMAYNE H/WEIDNER IRIS
97155 BYWATER BRANCH LANE
YULEE, FL 32097

2024

42-3N-28-5080-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

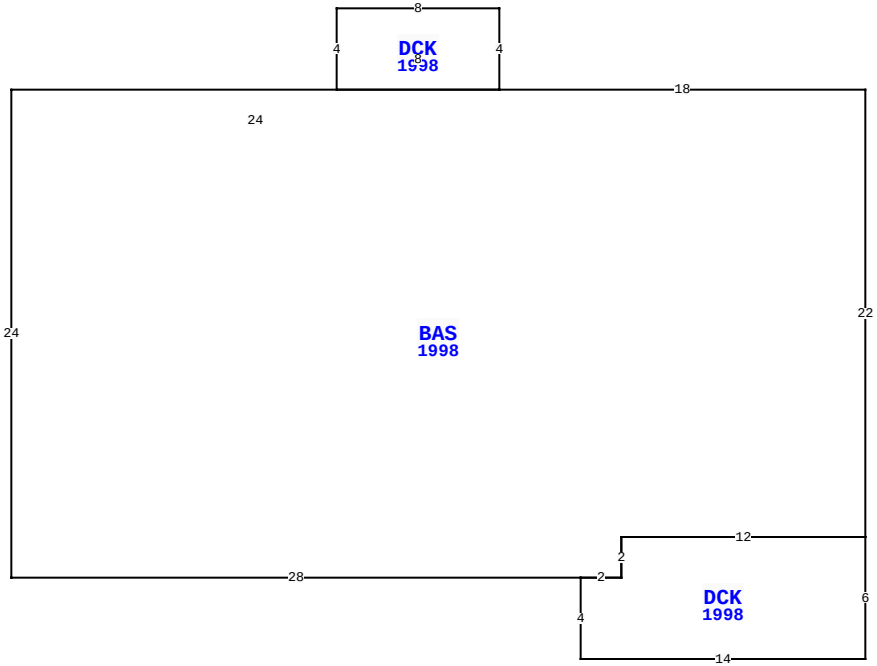
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	984	98,487
DCK	32	10	3	300
DCK	80	10	8	801
TOTALS	1,096		995	99,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	995	117.7200	111.83	111,271	1998	2001	0	0	0	10.50	89.50

1 SINGLE FAM – 100% - 2020 Heated Area: 984 HX Base Yr 2020



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

97155 BYWATER BRANCH LN, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,588
TOTAL MARKET OB/XF VALUE		2,054
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		203,642
SOH/AGL Deduction		42,341
ASSESSED VALUE		161,301
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,301
TOTAL JUST VALUE		203,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006298	REPAIR/RRF	4,900	08/01/2020
984643	NEW CONSTR	61,000	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2305/1196	9/17/2019	WD	U	I	11	100
GRANTOR: LOVELL KENNETH D						
GRANTEE: LOVELL ROMAYNE H &						
1776/0477	1/19/2012	WD	U	I	30	80,000
GRANTOR: WEIDNER IRIS & STEVEN						
GRANTEE: LOVELL KENNETH D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W18 DCK=[YR=1998] N4 W8 S4 E8$ W24 S24 E28
DCK=[YR=1998] S4 E14 N6 W12 S2 W2$ E2 N2 E12 N22$.

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	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1998	1998	3	20	576	
2	0820	WOOD WALK	0	100	4	25	100.00	SF	11.75	11.75	100	2000	2000	3	40	470	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2008	2008	3	35	1,008	

LAND DESCRIPTION

TOTAL OB/XF 2,054

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	000116	C	SFR MARSH	100	0007	RSF-	1220.00	248.00	1.20	AC		1.00	1.00	1.00	85,000.00	85,000.00	102,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.20 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 08/06/2024 BY SYS