PT OF LOT 6 (S-5)
IN OR 2149/453
THIGPEN SURVEY DB 39/356

LASSITER JAMES J
1891 HIGHWAY 40 E STE 1105
KINGSLAND, GA 31548

2024

42-3N-28-5080-0006-0050

BUILDING CHARACTERISTICS

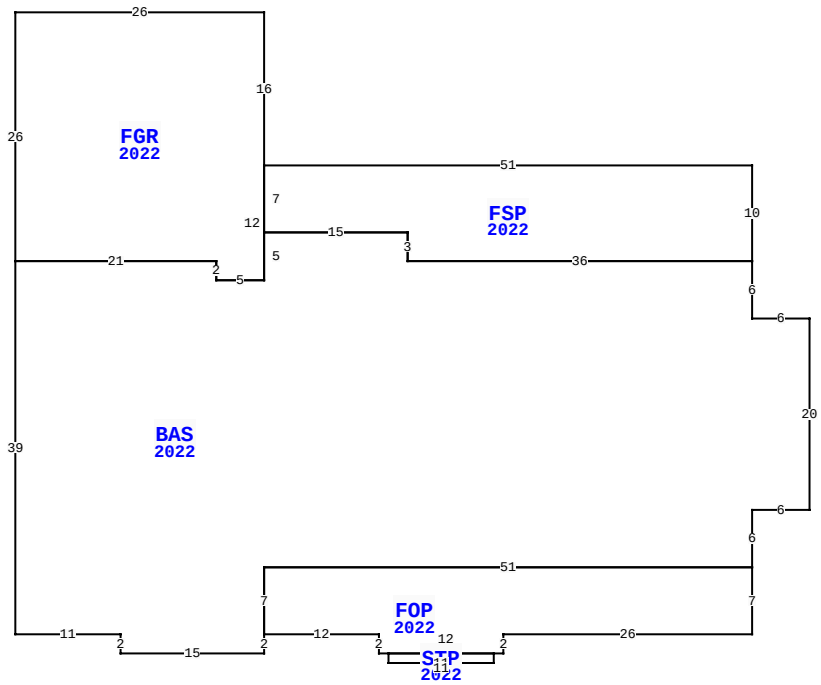
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,831	100	2,831	420,404
FGR	686	55	377	55,985
FOP	383	30	115	17,078
FSP	465	40	186	27,621
STP	11	10	1	149
TOTALS	4,376		3,510	521,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,510	99.0000	148.50	521,235	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 0% - 0 Heated Area: 2831 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

96830 BLACKROCK RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	521,235
TOTAL MARKET OB/XF VALUE	8,953
TOTAL LAND VALUE - MARKET	452,160
TOTAL MARKET VALUE	982,348
SOH/AGL Deduction	241,025
ASSESSED VALUE	741,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	741,323
TOTAL JUST VALUE	982,348
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	894,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013223	CO ISSUED	0	11/01/2022
22001054	NEW CONSTR	484,223	01/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2149/0453	8/31/2017	WD	Q	I	01	180,000
GRANTOR: LOVELL ROMAYNE & KENN						
GRANTEE: LASSITER JAMES J						
1967/1574	3/13/2015	WD	U	I	11	100
GRANTOR: LOVELL ROMAYNE						
GRANTEE: LOVELL ROMAYNE ET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W6N6 FSP=[YR=2022] N10 W51 FGR=[YR=2022] N16 W26 S26 E21 S2 E5 N12$ S7 E15 S3 E36$ W36 N3 W15 S5 W5 N2 W21 S39 E11 S2 E15 N2 FOP=[YR=2022] E12 S2 E1 STP=[YR=2022] S1 E11 N1 W11$ E12 N2 E26 N7 W51 S7$ N7 E51 N6 E6 N20$.

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	0812	CONCRETE C	0	0	0	0	1,806.00	SF	4.00	4.00	100	2022	2022	3	100	7,224	
2	0810	CONCRETE A	0	0	0	0	266.00	SF	6.50	6.50	100	2022	2022	3	100	1,729	

LAND DESCRIPTION

TOTAL OB/XF 8,953

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	000100	C	SFR	0	0007	RSF-1	0.00	0.00	9.42	AC		1.00	1.00	0.60	80,000.00	48,000.00	452,160							

REVIEW DATE 01/08/2023 BY DJ Total Acres: 9.42 Total Land Value: 452,160 Market: 0 Agricultural: 0 Common: 452,160 PRINTED 08/06/2024 BY SYS