

PT LOTS 38 & 39  
IN OR 2492/380 &  
ESMTS IN OR 662/420 &

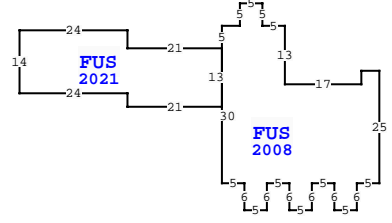
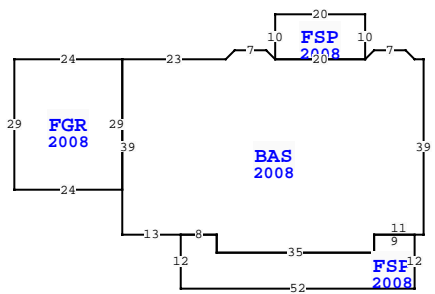
MEDEIROS MICHAEL SR & MICHELLE D  
97002 PO FOLKS WAY  
YULEE, FL 32097

**2024**

42-3N-28-5080-0038-0020

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	5,134	118.3035	147.88	759,216	2008	2008	0	0	0	7.00	93.00		
1 SNGL FAM - 0% - 0 Heated Area: 4477 HX Base Yr														



Quality	04	Quality Level 04		
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	2,789	100	2,789	383,566
FGR	696	55	383	52,673
FSP	200	40	80	11,002
FSP	484	40	194	26,681
FUS	1,079	100	1,079	148,394
FUS	609	100	609	83,755
TOTALS	5,857		5,134	706,071

97002 PO FOLKS WAY, YULEE

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

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
1	0300	BOAT DCK W	0	0	0	0	360.00	SF	32.00	32.00	100	1995	1995	3	23	2,650	
2	0920	CWALL-WD/M	0	0	0	0	307.00	LF	390.00	390.00	100	2006	2006	3	27	32,327	
3	0861	POOL GUNIT	0	0	23	11	253.00	SF	85.00	85.00	100	2006	2006	3	44	9,462	
4	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	27	270	
5	0845	KOOL DECK	0	0	0	0	905.00	SF	7.25	7.25	100	2006	2006	3	87	5,708	
6	0811	CONCRETE B	0	0	0	0	1,080.00	SF	5.20	5.20	100	2006	2006	3	87	4,886	
7	0911	SCRN RM A	0	0	42	35	1,470.00	SF	17.50	17.50	100	2009	2009	3	40	10,290	
8	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	

TOTAL OB/XF 68,813

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	2.28	AC		1.00	1.00	1.00	80,000.00	80,000.00	182,400							
2	009530	C	POND	0		OR			1.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,750							

NASSAU COUNTY PROPERTY			PAGE 1 of 2	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	735,993			
TOTAL MARKET OB/XF VALUE	68,813			
TOTAL LAND VALUE - MARKET	186,150			
TOTAL MARKET VALUE	990,956			
SOH/AGL Deduction	78,594			
ASSESSED VALUE	912,362			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	912,362			
TOTAL JUST VALUE	990,956			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	960,993			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016528	GARAGE	106,368	11/03/2022
B16687	SWIM POOL	30,000	01/01/2006
B16577	NEW CONSTR	262,156	11/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/0380	8/27/2021	WD Q	Q	I	01	735,000
GRANTOR: DUNMAN DERRICK & LORI						
GRANTEE: MEDEIROS MICHAEL L						
1423/1596	6/28/2006	QC U	V		07	100
GRANTOR: AMERICAN LANDSCAPING						
GRANTEE: DUNMAN DERRICK & LO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2008] W2 U2 L2 W7 D2 L2 FSP=[YR=2008] N10 W20 S10 E20 \$ W20 U2 L2 W7 D2 L2 W23 FGR=[YR=2008] W24 S29 E24 N29 \$ S39 E13 FSP=[YR=2008] S12 E52 N12 W9 S4 W35 N4 W8 \$ E8 S4 E35 N4 E11 N39 \$ PTR=E30 FUS=[YR=2021] N14 E24 S4 E21 FUS=[YR=2008] N5 E4 N5 E5 S5 E5 S13 E17 N3 E4 S25 W5 S6 W5 N6 W5 S6 W5 N6 W5 N30\$ S13 W21 N3 W24\$ W30 \$.

