LOT 6
IN OR 2688/951
CUNO CREEK SUB OF TRACT A

SANCHEZ CESAR/SUAREZ JUAN
85001 LINDA RD
YULEE, FL 32097

2024

43-2N-27-4605-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

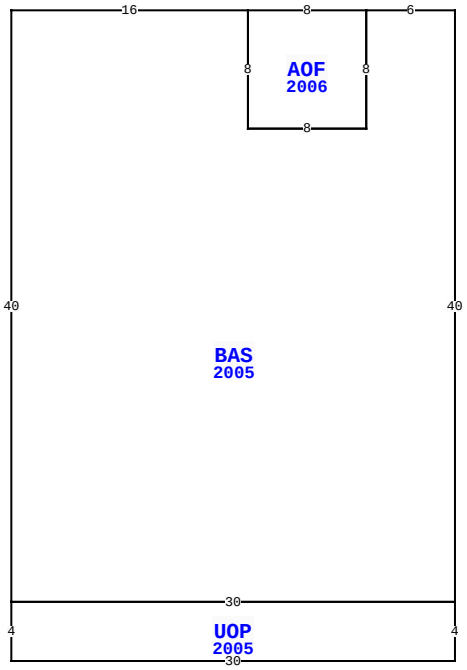
Quality	04	Quality Level 04
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	64	110	70	1,750
BAS	1,136	100	1,136	28,405
UOP	120	20	24	600
TOTALS	1,320		1,230	30,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	1,230	96.5448	33.79	41,562	2005	2005	0	0	0	26.00	74.00

1 GARAGE RES – 0% - 0 Heated Area: 1200 HX Base Yr



85001 LINDA RD, 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		39,868
TOTAL MARKET OB/XF VALUE		20,388
TOTAL LAND VALUE - MARKET		172,800
TOTAL MARKET VALUE		233,056
SOH/AGL Deduction		60,698
ASSESSED VALUE		172,358
TOTAL EXEMPTION VALUE	08	172,358
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		233,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20005	ADDITION	8,000	06/01/2007
R10423	REPAIR/RRF	1,500	06/01/2007
M11426	MECH OTHER	0	04/01/2006
P11029	OTHER	0	04/01/2006
E16589	ELEC OTHER	3,000	01/01/2006
P10159	OTHER	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/951	1/08/2024	SW	U	I	37	215,000
GRANTOR: THE UNIVERSITY OF FLO						
GRANTEE: SANCHEZ CESAR						
1762/0682	8/25/2011	WD	U	I	11	100
GRANTOR: SCHUTT PAUL & ELLA B						
GRANTEE: THE UNIVERSITY OF F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W6 S8 W8 N8 W16 S40 E30 N40 $
UOP=[YR=2005;ORIG=-30,40] S4 E30 N4 W30 $
AOF=[YR=2006;ORIG=-6,0] W8 S8 E8 N8 $
.

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
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	2005	3	100	6,000	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	2005	3	100	6,000	
6	0810	CONCRETE A	0	0	18	18	324.00	SF	6.50	6.50	100	2007	2007	3	88	1,853	
7	0810	CONCRETE A	0	0	72	3	216.00	SF	6.50	6.50	100	2007	2007	3	88	1,236	
9	0810	CONCRETE A	0	0	0	0	368.00	SF	6.50	6.50	100	2007	2007	3	88	2,105	
10	0811	CONCRETE B	0	0	0	0	698.00	SF	5.20	5.20	100	2007	2007	3	88	3,194	

LAND DESCRIPTION

TOTAL OB/XF 20,388

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		OR	0.00	0.00	2.16	AC		1.00	1.00	0.80	100,000.00	80,000.00	172,800							

REVIEW DATE 04/29/2024 BY KWA Total Acres: 2.16 Total Land Value: 172,800 Market: 0 Agricultural: 0 Common: 172,800 PRINTED 08/06/2024 BY SYS

LOT 6
IN OR 2688/951
CUNO CREEK SUB OF TRACT A

SANCHEZ CESAR/SUAREZ JUAN
85001 LINDA RD
YULEE, FL 32097

2024

43-2N-27-4605-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

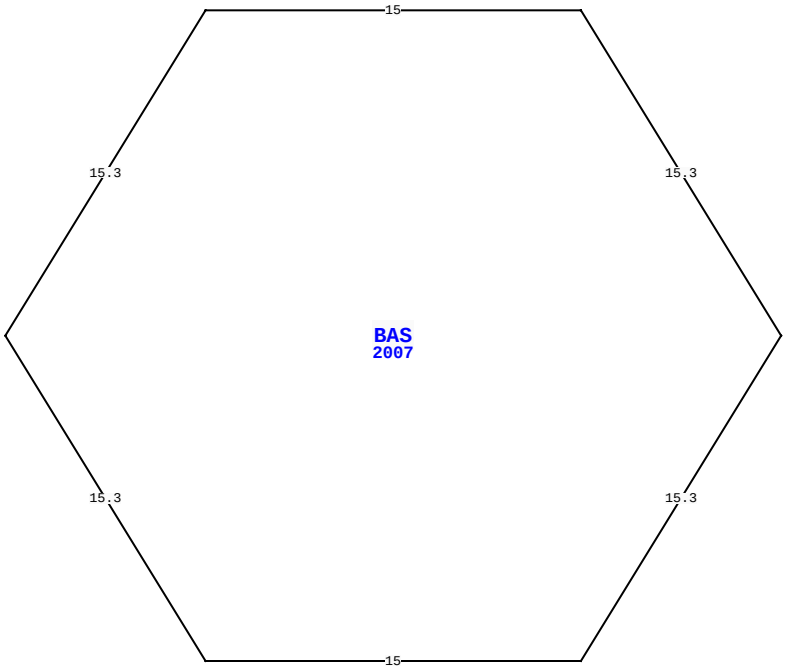
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	598	100	598	9,112
TOTALS	598		598	9,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	598	36.8500	18.42	11,015	2007	2007	0	0	0	17.28	82.72

2 ACCESORY U – 0% - 0 Heated Area: 598 HX Base Yr



85001 LINDA RD, 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		39,868
TOTAL MARKET OB/XF VALUE		20,388
TOTAL LAND VALUE - MARKET		172,800
TOTAL MARKET VALUE		233,056
SOH/AGL Deduction		60,698
ASSESSED VALUE		172,358
TOTAL EXEMPTION VALUE	08	172,358
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		233,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15928	NEW CONSTR	79,200	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/951	1/08/2024	SW	U	I	37	215,000
GRANTOR: THE UNIVERSITY OF FLO						
GRANTEE: SANCHEZ CESAR						
1762/0682	8/25/2011	WD	U	I	11	100
GRANTOR: SCHUTT PAUL & ELLA B						
GRANTEE: THE UNIVERSITY OF F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 L8 D13 D13 R8 E15 U13 R8 U13 L8 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/29/2024 BY KWA Total Acres: 2.16 Total Land Value: 172,800 Market: 0 Agricultural: 0 Common: 172,800 PRINTED 08/06/2024 BY SYS