

DAVIS KYLE
85674 DICK KING ROAD
YULEE, FL 32097

43-2N-27-4622-0008-0510

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMNT 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4048	00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1,256	125,262
BAS	520	100	520	51,860
FOP	68	30	20	1,995
UOP	330	20	66	6,583
TOTALS	2,174		1,862	185,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,862	121.7160	115.63	215,303	1992	1995		0		0 13.75	86.25

1 SINGLE FAM - 100% - 2020
Heated Area: 1776
HX Base Yr 2020

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	185,699
TOTAL MARKET OB/XF VALUE	9,488
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	275,187
SOH/AGL Deduction	84,277
ASSESSED VALUE	190,910
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	140,910
TOTAL JUST VALUE	275,187
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,129

PERMIT NUM DESCRIPTION AMT ISSUED

7976 NEW CONSTR 60,604 04/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2187/0642	3/30/2018	WD	Q	I	01	220,000

GRANTOR: REYNOLDS WILLIAM H JR

GRANTEE: DAVIS KYLE

0417/0435 4/01/1984 WD Q V 9,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W20 BAS=[YR=1993] L2 U2 W5 D2 L2
UOP=[YR=2018] N10 W33 S10 E33\$ W33 S32 E12 N2 FOP=[YR=1993]
E17 N4 W17 S4\$ N4 E17 S6 E13 N32\$ S26E20 N26\$.

LAND DESCRIPTION															TOTAL OB/XF										9,488									
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	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																	

REVIEW DATE 06/05/2019 BY KWA

Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

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