BLOCK 2 LOT 26
WILSON NECK #2 PB 5/98-101

ANDERSON TOMMY
96194 MARANATHA RD
YULEE, FL 32097

2024

43-2N-27-4641-0002-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 50
Frame	03	MASONRY 50
Stories	2.	2. 100
Units		1 100
Quality	03	Quality Level 03

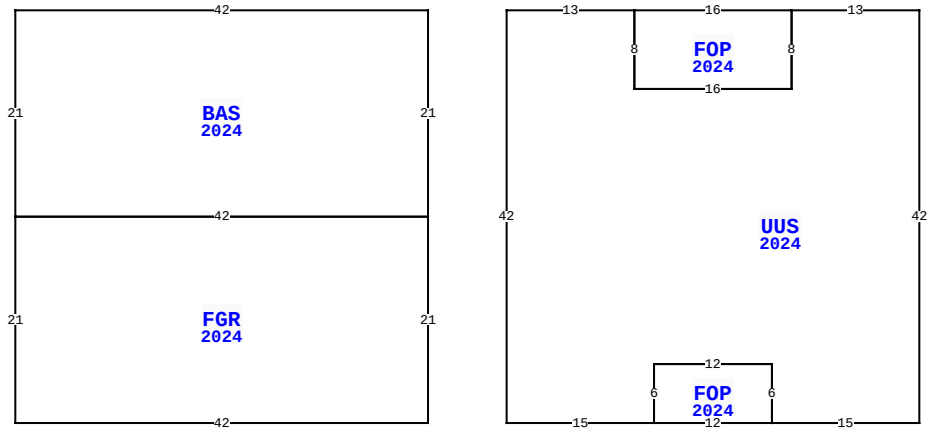
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4082.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	882	100	882	87,045
FGR	882	55	485	47,865
FOP	72	30	22	2,171
FOP	128	30	38	3,750
UUS	1,564	50	782	77,176
TOTALS	3,528		2,209	218,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,209	103.8800	98.69	218,006	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 882 HX Base Yr



85229 AVANT 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	218,006
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	310,006
SOH/AGL Deduction	7,400
ASSESSED VALUE	302,606
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,606
TOTAL JUST VALUE	310,006
NCON VALUE	230,006
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013142	ADDITION	40,572	01/04/2021
20012560	NEW CONSTR	281,066	12/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2370/0739	6/19/2020	WD	Q	V	01	40,000
GRANTOR: DRIGGERS JOSEPH M & V						
GRANTEE: ANDERSON TOMMY						
1765/1162	10/17/2011	TD	U	V	30	100
GRANTOR: DRIGGERS JOSEPH M & V						
GRANTEE: DRIGGERS JOSEPH M &						

BUILDING NOTES

BUILDING DIMENSIONS

UUS=[YR=2024;ORIG=60,10] E13 S8 E16 N8 E13 S42 W15 N6 W12 S6 W15 N42 $
BAS=[YR=2024;ORIG=10,10] E42 S21 W42 N21 $
FGR=[YR=2024;ORIG=10,31] E42 S21 W42 N21 $
FOP=[YR=2024;ORIG=73,10] E16 S8 W16 N8 $
FOP=[YR=2024;ORIG=75,46] E12 S6 W12 N6 $
.

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	0351	CARPORT MT	0	0	50	24	1,200.00	SF	10.00	10.00	100	2024	2023		100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/13/2023 BY DJ Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS