

TRACT 24
IN OR 2518/666
WILSON NECK HILLS 2 UNR

SHUMWAY JERIN & ERIN
85106 LANA RD
YULEE, FL 32097

2024

43-2N-27-4643-0024-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 80		
Exterior Wall	12	CEDAR 20		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 80		
Interior Wall	06	CUST PANEL 20		
Interior Floor	11	CLAY TILE 100		
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	04	Quality Level 04		
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	1,621	100	1,621	164,538
FGR	899	55	494	50,143
FOP	80	30	24	2,436
TOTALS	2,600		2,139	217,117

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,139	128.4192	122.00	260,958	1979	1999	0	0	0 16.80	83.20
1 SINGLE FAM - 100% - 2022 Heated Area: 1621 HX Base Yr 2022											
BLD DATE	10/31/2019		KKA	LGL DATE	10/31/2019		KKA	10/31/2019 KKA			
XF DATE	10/31/2019		KKA	LAND DATE	10/31/2019		KKA				
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE						217,117
TOTAL MARKET OB/XF VALUE						7,531
TOTAL LAND VALUE - MARKET						80,000
TOTAL MARKET VALUE						304,648
SOH/AGL Deduction						51,493
ASSESSED VALUE						253,155
TOTAL EXEMPTION VALUE			HX HB			50,000
BASE TAXABLE VALUE						203,155
TOTAL JUST VALUE						304,648
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						295,747
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	12	12	144.00	SF	6.50	6.50	100	1980
2	0810	CONCRETE A	0 100	23	2	46.00	SF	6.50	6.50	100	1980
3	0810	CONCRETE A	0 100	6	11	66.00	SF	6.50	6.50	100	1980
4	0810	CONCRETE A	0 100	11	14	154.00	SF	6.50	6.50	100	1980
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1979
6	0812	CONCRETE C	0 100	0	0	1,622.00	SF	4.00	4.00	100	2000
TOTAL OB/XF 7,531											

LAND DESCRIPTION										TOTAL OB/XF										7,531									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000												