BLOCK 2 LOT 9
WILSON NECK LANDING 2 PB 4/72

BERNARD CHARLES E & AMANDA L
85016 DERRICK ROAD
YULEE, FL 32097

2024

43-2N-27-4648-0002-0090

BUILDING CHARACTERISTICS

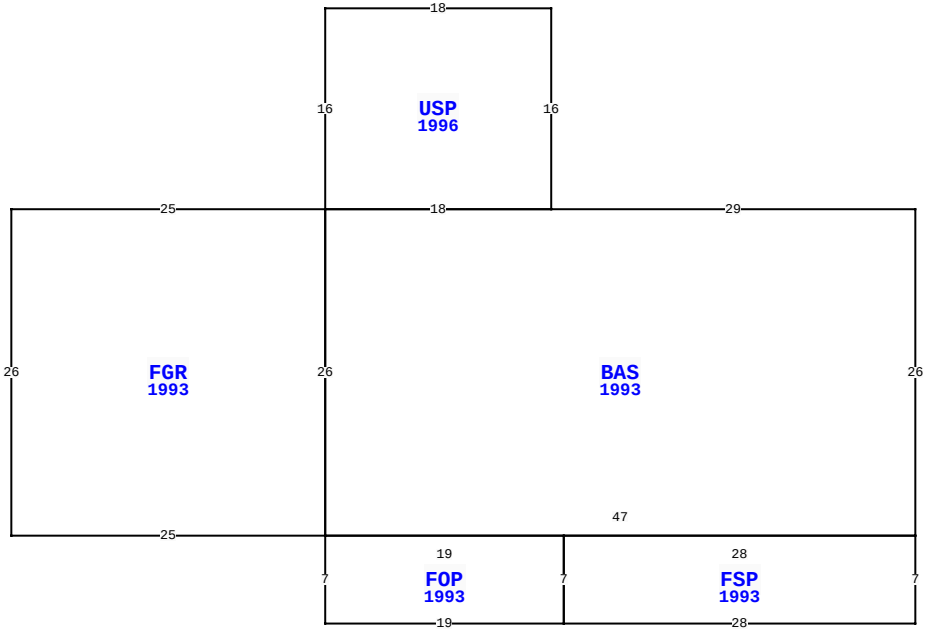
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,222	100	1,222	124,826
FGR	650	55	358	36,570
FOP	133	30	40	4,086
FSP	196	40	78	7,968
USP	288	30	86	8,785
TOTALS	2,489		1,784	182,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,784	115.0000	109.25	194,902	1985	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1222 HX Base Yr 2021



85016 DERRICK RD, YULEE

BLD DATE	10/24/2019	KKA	LGL DATE	
XF DATE	10/24/2019	KKA	LAND DATE	10/24/2019 KKA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		182,233
TOTAL MARKET OB/XF VALUE		3,012
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		265,245
SOH/AGL Deduction		75,424
ASSESSED VALUE		189,821
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,821
TOTAL JUST VALUE		265,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/1759	3/13/2020	WD	Q	I	01	215,000
GRANTOR: SUTTON JOEY F						
GRANTEE: BERNARD CHARLES E &						
2286/1670	7/02/2019	WD	Q	I	01	145,000
GRANTOR: LECHNER ROBERT C JR						
GRANTEE: SUTTON JOEY F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 USP=[YR=1996] N16 W18 S16 FGR=[YR=1993] W25 S26 E25 FOP=[YR=1993] S7 E19 FSP=[YR=1993] E28 N7 W28 S7$ N7 W19$ N26$ E18$ W18 S26 E47 N26$.

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	0812	CONCRETE C	0	100	0	0	1,046.00	SF	4.00	4.00	100	1996	1996	3	72	3,012	

LAND DESCRIPTION

TOTAL OB/XF 3,012

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	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 10/24/2019 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS