

LOT 34 (EX CNSVTN ESMT IN  
OR 1902/282 & OR 1902/298 &  
EX UTIL ESMT IN OR 647/1225)

GOLDWIRE WILLIAM P L/E/  
97189 EAGLE LANE  
YULEE, FL 32097

2024

43-3N-28-1510-0034-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 50   |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4031.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,325            | 100         | 2,325        | 268,827              |
| FGR       | 432              | 55          | 238          | 27,518               |
| FGR       | 1,836            | 55          | 1,010        | 116,780              |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 4,593 |  | 3,573 | 413,126 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |     |    |           |    |       |                |
|----------------|------------|-------------|-----|-----|-----|----|-----------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L   | W  | UNITS     | UT | Adj R | ADJ UNIT PRICE |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 0   | 0  | 4,797.00  | SF | 4.00  | 4.00           |
| 2              | 0830       | FLAGSTONE   | 0   | 100 | 0   | 0  | 1,086.00  | SF | 12.00 | 12.00          |
| 3              | 0510       | GARAGE WD-  | 0   | 100 | 30  | 18 | 540.00    | SF | 43.75 | 43.75          |
| 4              | 0803       | ASPHALT C   | 0   | 100 | 950 | 13 | 12,350.00 | SF | 2.00  | 2.00           |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE |
| 1                | 000115   | C   | SFR ACRES            | 100 |     | RSF-1    | 0.00  | 0.00  | 6.15        | AC        |
| 2                | 009600   | C   | WASTELAND            | 100 |     | RSF-1    | 0.00  | 0.00  | 2.00        | AC        |
| 3                | 009630   | C   | SWAMP                | 100 |     | RSF-1    | 0.00  | 0.00  | 3.29        | AC        |
| 4                | 009530   | C   | POND                 | 100 |     | RSF-1    | 0.00  | 0.00  | 4.30        | AC        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/10/2019 | BY | KW |
|-------------|------------|----|----|

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |       |        |  |
|----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |
| 0900                                               | 01  | 3,573     | 109.1475    | 136.43         | 487,464        | 1991 | 1991 | 0    | 0    | 15.25 | 84.75  |  |
| 1 SNGL FAM - 100% - 0 Heated Area: 2325 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |  |
|                                                    |     |           |             |                |                |      |      |      |      |       |        |  |
| 97189 EAGLE LN, YULEE                              |     |           |             |                |                |      |      |      |      |       |        |  |

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 06/20/2023 |
| INC DATE |  | AG DATE   | MLU        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 41,218      |  |  |  |  |  |  |  |  |  |  |  |  |

|                    |                           |           |                 |
|--------------------|---------------------------|-----------|-----------------|
| Total Acres: 15.74 | Total Land Value: 509,395 | Market: 0 | Agricultural: 0 |
|--------------------|---------------------------|-----------|-----------------|

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 4              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 413,126   |               |
| TOTAL MARKET OB/XF VALUE  |  | 41,218    |               |
| TOTAL LAND VALUE - MARKET |  | 509,395   |               |
| TOTAL MARKET VALUE        |  | 963,739   |               |
| SOH/AGL Deduction         |  | 611,885   |               |
| ASSESSED VALUE            |  | 351,854   |               |
| TOTAL EXEMPTION VALUE     |  | 55,000    |               |
| BASE TAXABLE VALUE        |  | 296,854   |               |
| TOTAL JUST VALUE          |  | 963,739   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 944,803   |               |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
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|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2394/1350                      | 9/18/2020 | LE U      | I   | I   | 11     | 100        |  |
| GRANTOR: GOLDWIRE WILLIAM P    |           |           |     |     |        |            |  |
| GRANTEE: DIXON LYN             |           |           |     |     |        |            |  |
| 0714/0050                      | 9/07/1994 | WD U      | I   | I   | 01     | 65,200     |  |
| GRANTOR: GOLDWIRE ROSEMARY SMI |           |           |     |     |        |            |  |
| GRANTEE: GOLDWIRE WILLIAM P    |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS |           |         |               |       |           |     |  |
|---------------------|-----------|---------|---------------|-------|-----------|-----|--|
| FGR=[YR=2005]       | U18 L42   | L7 D17  | FGR=[YR=1993] | U3 L5 | W18       |     |  |
| BAS=[YR=1993]       | N15 W51   | L18 D10 | D34 R21       | U6 R8 | E40 N23\$ | S23 |  |
| E14 U20 R9          | \$ D20 L9 | D18 R42 | R16 U37       | \$.   |           |     |  |

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|                 |                           |
|-----------------|---------------------------|
| Common: 509,395 | PRINTED 08/06/2024 BY SYS |
|-----------------|---------------------------|