

BRANAN EDWARD R
97279 LAFFITES WAY
YULEE, FL 32097

43-3N-28-509B-0053-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

05

AVERAGE 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 80

Interior Floo

11

CLAY TILE 20

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

Occupancy

00

NONE 100

Quality

06

Quality Level 06

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4032.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,608

100

1,608

158,450

FGR

441

55

243

23,945

FOP

168

30

50

4,927

FST

32

55

18

1,774

TOTALS

2,249

1,919

189,096

EXTRA FEATURES

L N

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

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

2006

2006

3

90

3,150

2

1243

WD DECK F

0 100

22

28

616.00

SF

8.00

8.00

100

2006

2006

3

27

1,331

3

0351

CARPORT MT

0 100

30

20

600.00

SF

10.00

10.00

100

2015

2015

3

70

4,200

4

0812

CONCRETE C

0 100

0

0

1,915.00

SF

4.00

4.00

100

2015

2015

3

95

7,277

LAND DESCRIPTION

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

RSF-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

100,000.00

100,000.00

100,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

100,000

Market:

0

Agricultural:

0

Common:

100,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,919

122.3922

116.27

223,122

1991

1991

0

0

15.25

84.75

1 SINGLE FAM - 100% - 2008

Heated Area: 1608

HX Base Yr 2008

AREA

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NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

189,096

TOTAL MARKET OB/XF VALUE

15,958

TOTAL LAND VALUE - MARKET

100,000

TOTAL MARKET VALUE

305,054

SOH/AGL Deduction

165,784

ASSESSED VALUE

139,270

TOTAL EXEMPTION VALUE

50,000

BASE TAXABLE VALUE

89,270

TOTAL JUST VALUE

305,054

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