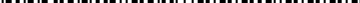




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	12	CEDAR 100	0900	01	2,409	118.3350	147.92	356,339	1997	1997	0	0	0	13.00	87.00	STANDARD																								
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2018										Heated Area: 2353												Tax Group: 4				Tax Dist:											
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2018												BUILDING MARKET VALUE				409,676											
Interior Wall	05	DRYWALL 100																							TOTAL MARKET OB/XF VALUE				62,643											
Interior Floo	13	LVT/LAMMT 50																							TOTAL LAND VALUE - MARKET				170,000											
Interior Floo	14	CARPET 50																							TOTAL MARKET VALUE				642,319											
Air Condition	03	CENTRAL 100																							SOH/AGL Deduction				246,522											
Heating Type	04	AIR DUCTED 100																							ASSESSED VALUE				395,797											
Bedrooms		5 100																							TOTAL EXEMPTION VALUE				55,000											
Bathrooms		2.5 100																							BASE TAXABLE VALUE				340,797											
Frame	02	WOOD FRAME 100																							TOTAL JUST VALUE				642,319											
Stories	3.	3. 100																							NCON VALUE				0											
Units		0 100																							INCOME VALUE															
Occupancy	00	NONE 100																							PREVIOUS YEAR MKT VALUE				631,508											
Quality			04	Quality Level 04																																				
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	1,289	100	1,289	165,882																																				
DCK	164	10	16	2,059																																				
FOP	20	30	6	773																																				
FOP	115	30	34	4,375																																				
FUS	390	100	390	50,189																																				
FUS	674	100	674	86,737																																				
TOTALS			2,652	2,409	310,015																																			
EXTRA FEATURES			97004 KATFISH DR, YULEE																																					
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	80	1,600																								
2	0812	CONCRETE C	0	100	0	0	2,256.00	SF	4.00	4.00	100	1998	1998	3	75	6,768																								
3	0855	CONC PAVER	0	100	0	0	365.00	SF	3.00	3.00	100	1998	1998	3	75	821																								
4	0920	CWALL-WD/M	0	100	0	0	95.00	LF	390.00	390.00	100	2005	2005	3	24	8,892																								
5	0300	BOAT DCK W	0	100	0	0	680.00	SF	40.00	40.00	100	2022	2022	3	98	26,656																								
6	0302	FLT DOCK C	0	100	20	10	200.00	SF	50.00	50.00	100	2022	2022	3	97	9,700																								
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2022	2022	3	97	2,231																								
8	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2022	2022	3	97	1,940																								
9	0350	CARPORT WD	0	100	20	16	320.00	SF	13.00	13.00	100	2022	2022	3	97	4,035																								
TOTAL OB/XF			62,643																																					
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	000131	C	SFR CANAL	10																																				

DECKER WILLIAM ANTHONY & AMY LYNN L/E/
97004 KATFISH LN
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall12CEDAR 50

Exterior Wall15CONC BLOCK 50

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor13LVT/LAMNT 90

Interior Floor11CLAY TILE 10

Air Condition03CENTRAL 100

Heating Type Bedrooms04AIR DUCTED 100
2 100

Bathrooms1 100

Frame Stories Units03MASONRY 100
2. 100
0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4032.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,1121001,11258,114

FGR1,0645558530,573

FOP483014732

UOP702014732

UOP39020784,076

UOP522201045,435

TOTALS3,2061,90799,661

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 170,000Market: 0Agricultural: 0Common: 170,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0150011,907120.138260.07114,553199719970013.0087.00

2 ACCESSORY U - 100% - 2018

Heated Area: 1112

HX Base Yr 2018

Diagram 1: BAS 1997

Diagram 2: FGR 1997

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE409,676

TOTAL MARKET OB/XF VALUE62,643

TOTAL LAND VALUE - MARKET170,000

TOTAL MARKET VALUE642,319

SOH/AGL Deduction246,522

ASSESSED VALUE395,797

TOTAL EXEMPTION VALUEHX HB VX55,000

BASE TAXABLE VALUE340,797

TOTAL JUST VALUE642,319

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE631,508

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2588/15642/12/2021QC U I 11100

GRANTOR: DECKER WILLIAM ANTHON

GRANTEE: DECKER WILLIAM AUST

2116/01704/18/2017WD Q I 01465,000

GRANTOR: SNYDER MARY K & KENNE

GRANTEE: DECKER WILLIAM ANTH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W3 N1 W1 N3 W8 S3 W29 UOP=[YR=1997] W9 S34 E23
FOP=[YR=1997] E8 N1 UOP=[YR=1997] E14 N5 W14 S5\$ N5W8 S6\$ N6
W14 N28\$ S28 E38 N19 E3 N8\$ PTR=E15 UOP=[YR=1997] E9
FGR=[YR=1997] E38 S28 W38 N28\$ S28 E36 S6 W45 N34\$ W15\$.