

LOT 82
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

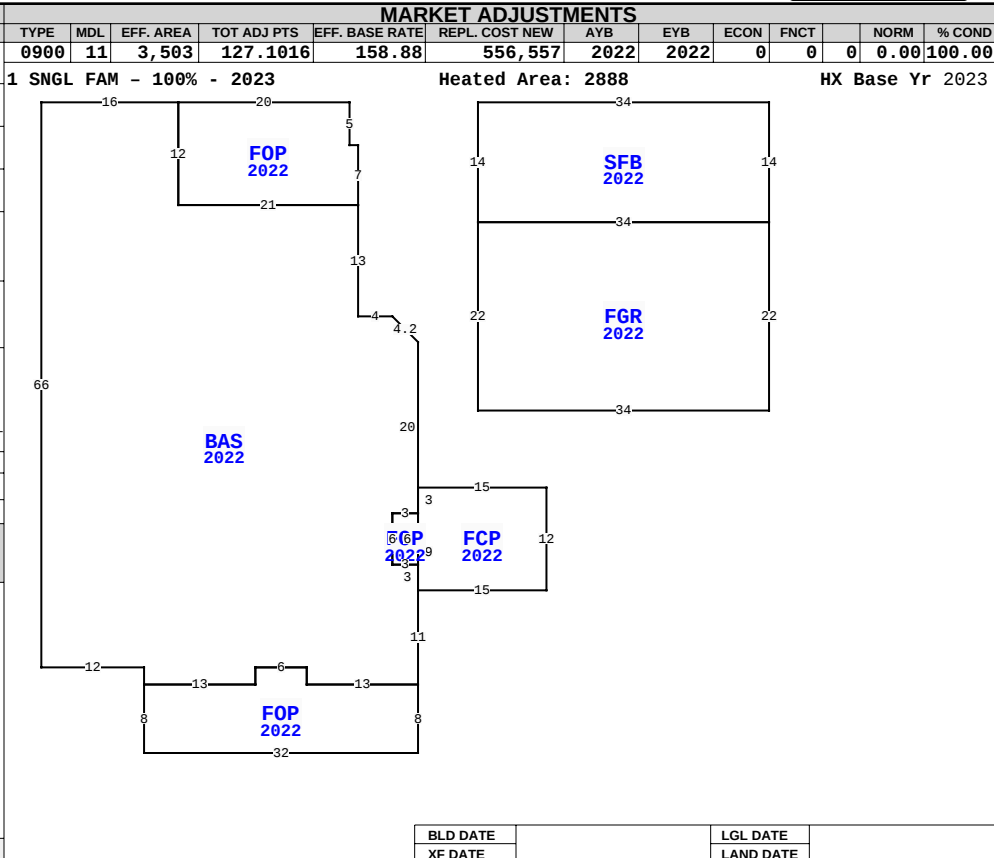
WILLETT STEVEN B & LOIS SCHERTZ
222 PONDER CIRCLE
YULEE, FL 32097

2024

44-2N-27-1000-0082-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMNT 80		
Interior Floo	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4086.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,507	100	2,507	398,312
FCP	180	25	45	7,150
FGR	748	55	411	65,300
FOP	18	30	5	794
FOP	247	30	74	11,757
FOP	268	30	80	12,710
SFB	476	80	381	60,533
TOTALS	4,444		3,503	556,557



NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				556,557			
TOTAL MARKET OB/XF VALUE				7,180			
TOTAL LAND VALUE - MARKET				100,000			
TOTAL MARKET VALUE				663,737			
SOH/AGL Deduction				300,059			
ASSESSED VALUE				363,678			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				313,678			
TOTAL JUST VALUE				663,737			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				635,888			