PT JOHN BELLAMY GRANT
SEC 44-3N-26E IN OR 328/1

JONES EDWARD EST
C/O ELVIS ALBERTIE SR, 153016 COUNTY ROAD 108
YULEE, FL 32097

**2024**

**44-3N-26-0000-0005-0010**

## BUILDING CHARACTERISTICS

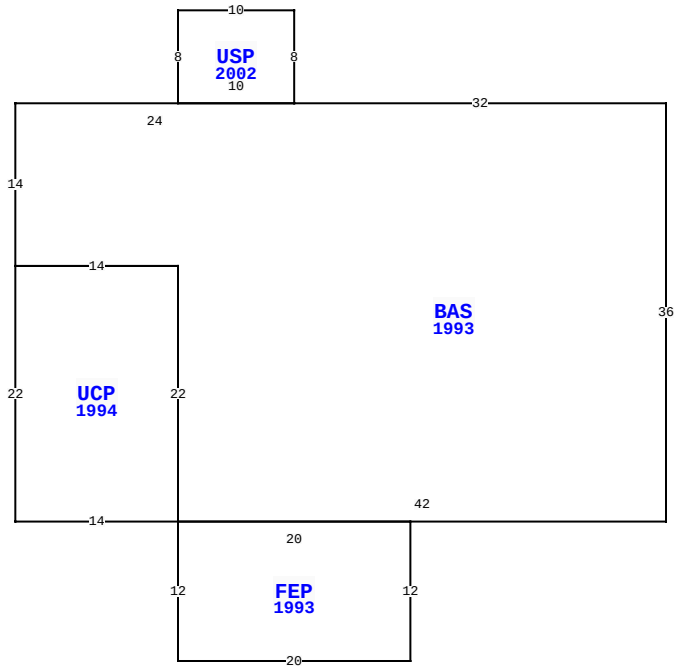
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 60 |
| Interior Wall | 04 | PLYWOOD 40 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 05 |
| NEIGHBORHOOD/LOC | 5001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,708 | 100 | 1,708 | 110,011 |
| FEP | 240 | 80 | 192 | 12,367 |
| UCP | 308 | 20 | 62 | 3,993 |
| USP | 80 | 30 | 24 | 1,546 |
| TOTALS | 2,336 | | 1,986 | 127,917 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,986 | 88.2000 | 83.79 | 166,407 | 1980 | 1980 | 0 | 0 | 0 | 23.13 | 76.87 |

1 SINGLE FAM – 0% - 0 Heated Area: 1708 HX Base Yr




153016 CR 108, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 127,917 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 45,450 |
| TOTAL MARKET VALUE | 173,367 |
| SOH/AGL Deduction | 23,154 |
| ASSESSED VALUE | 150,213 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 150,213 |
| TOTAL JUST VALUE | 173,367 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 167,777 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1822/0567 | 8/16/2012 | QC | U | I | 11 | 100 |
| GRANTOR: JONES EDWARD EST & AN | | | | | | |
| GRANTEE: ALBERTIE ELVIS | | | | | | |
| 0328/0001 | 12/01/1980 | WD | Q | V | | 1,200 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W32 USP=[YR=2002] N8 W10 S8 E10$ W24 S14
UCP=[YR=1994] S22 E14 FEP=[YR=1993] S12 E20 N12 W20 $ N22 W14
$ E14 S22 E42 N36 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000115 | C | SFR ACRES | 0 | 0004 | OR | 0.00 | 0.00 | 1.01 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,450 | | | | | | | |

REVIEW DATE 08/02/2022 BY KBA Total Acres: 1.01 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 08/06/2024 BY SYS