LOT 30
CHESTER ROAD PB 6/81-84

CARRASQUILLO RICHARD E & DELIA
96144 GREEN PINE ROAD
YULEE, FL 32097

2024

44-3N-28-507R-0030-0000

BUILDING CHARACTERISTICS

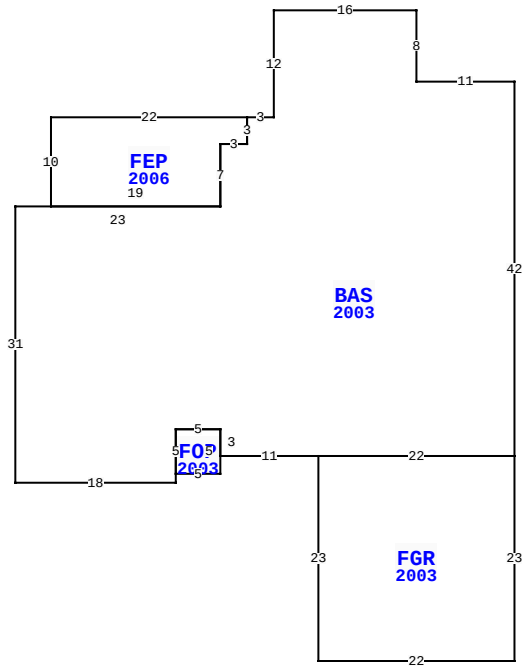
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,164	100	2,164	245,869
FEP	199	80	159	18,065
FGR	506	55	278	31,586
FOP	25	30	8	909
TOTALS	2,894		2,609	296,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,609	102.4176	128.02	334,004	2003	2008	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2024 Heated Area: 2164 HX Base Yr 2024



96144 GREEN PINE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,506
TOTAL MARKET OB/XF VALUE		16,927
TOTAL LAND VALUE - MARKET		114,400
TOTAL MARKET VALUE		435,833
SOH/AGL Deduction		0
ASSESSED VALUE		435,833
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		385,833
TOTAL JUST VALUE		435,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2002074	REPAIR/RRF	25,937	03/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2487/1873	8/13/2021	WD	Q	I	01	399,900
GRANTOR: STROUD ROBERT L						
GRANTEE: CARRASQUILLO RICHAR						
1364/0083	11/02/2005	WD	Q	I		285,000
GRANTOR: JACKSON CHRISTOPHER W						
GRANTEE: STROUD ROBERT L & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W11 N8 W16 S12 W3 FEP=[YR=2006] W22 S10 E19 N7 E3 N3$ S3 W3 S7 W23 S31 E18 N1 FOP=[YR=2003] E5 N5 W5 S5$ N5 E5 S3 E11 FGR=[YR=2003] S23 E22 N23 W22$ E22 N42$.

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
1	0812	CONCRETE C	0	100	0	0	2,872.00	SF	4.00	4.00	100	2003	2003	3	83	9,535	
2	0510	GARAGE WD-	0	100	30	16	480.00	SF	35.00	35.00	100	2006	2006	3	44	7,392	

LAND DESCRIPTION

TOTAL OB/XF 16,927

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	100	0006	RSF-1	0.00	0.00	1.43	AC		1.00	1.00	1.00	80,000.00	80,000.00	114,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.43 Total Land Value: 114,400 Market: 0 Agricultural: 0 Common: 114,400 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

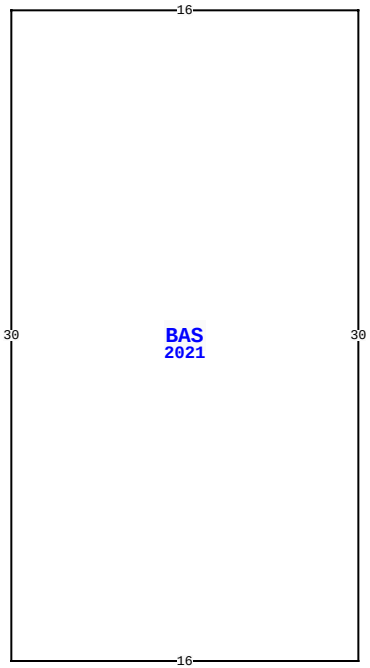
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	8,077
TOTALS	480		480	8,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	63.2500	22.14	10,627	2006	2006	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2024 Heated Area: 480 HX Base Yr 2024



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GRANTOR: JACKSON CHRISTOPHER W						
GRANTEE: STROUD ROBERT L & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 S30 E16 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.43 Total Land Value: 114,400 Market: 0 Agricultural: 0 Common: 114,400 PRINTED 08/06/2024 BY SYS