LOT 27 &
PT ABND MEADOWBROOK AVE
IN OR 1420/1385

DI DOMENICO PAUL F & MARTA L
76072 TIDEVIEW LANE
YULEE, FL 32097

2024

47-2N-25-4080-0027-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

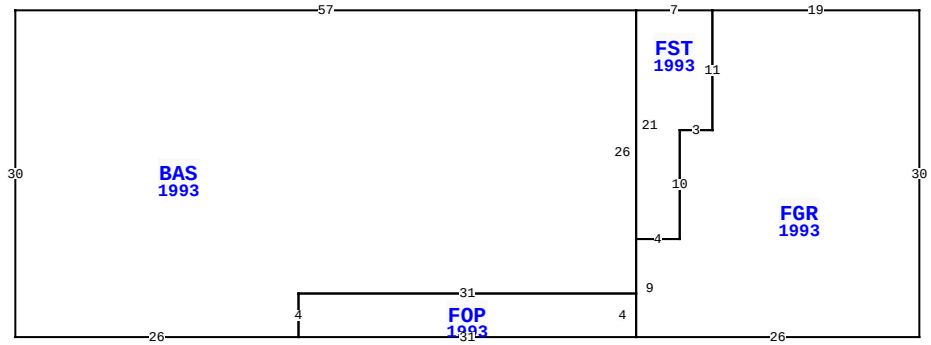
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100	1,586	120,506
FGR	663	55	365	27,733
FOP	124	30	37	2,812
FST	117	55	64	4,863
TOTALS	2,490		2,052	155,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,052	124.0000	117.80	241,726	1969	1972	0	0	0	35.50	64.50

1 SINGLE FAM – 0% - 0 Heated Area: 1586 HX Base Yr



450276 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	155,913
TOTAL MARKET OB/XF VALUE	6,776
TOTAL LAND VALUE - MARKET	242,700
TOTAL MARKET VALUE	405,389
SOH/AGL Deduction	180,968
ASSESSED VALUE	224,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,421
TOTAL JUST VALUE	405,389
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	398,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/1385	6/16/2006	WD	Q	I		328,900
GRANTOR: SHARRON FRANCES A SOL						
GRANTEE: DI DOMENICO PAUL F						
0957/1976	11/13/2000	QC	U	V		2,000
GRANTOR: JOYCE ALONZO O & JANE						
GRANTEE: SHARRON CHARLES J T						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W19 FST=[YR=1993] W7 BAS=[YR=1993] W57 S30 E26
FOP=[YR=1993] E31 N4 W31 S4$ N4 E31 N26$S21 E4 N10 E3 N11$
S11 W3 S10 W4 S9 E26 N30$.

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	0200	BARN WD 0-	0	0	41	37	1,517.00	SF	20.00	20.00	100	1980	1980	3	20	6,068	
2	0811	CONCRETE B	0	0	0	0	681.00	SF	5.20	5.20	100	1969	1969	3	20	708	

LAND DESCRIPTION

TOTAL OB/XF 6,776

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	2.62	AC		1.00	1.00	1.00	35,000.00	35,000.00	91,700							
3	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	4.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	81,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 9.12 Total Land Value: 242,700 Market: 0 Agricultural: 0 Common: 242,700 PRINTED 08/06/2024 BY SYS