

POGUE SANDY WAYNE & JANET RENEE
225 ETHEREAL SQUARE
YULEE, FL 32097

50-3N-27-1004-0127-0000



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 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	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4094.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100	2,028	309,696
FGR	507	55	279	42,606
FOP	36	30	11	1,680
FSP	270	40	108	16,493
PTO	192	5	10	1,527
TOTALS	3,033		2,436	372,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,436	122.1668	152.71	372,002	2023	2023		0	0	0.00	100.00

1 SNGL FAM - 100% - 2024
Heated Area: 2028
HX Base Yr 2024

Diagram showing lot boundaries and area calculations:
- BAS 2024: Main rectangular area.
- FGR 2024: Attached to the right side of BAS.
- FOP 2024: Small rectangular area at the bottom left.
- FSP 2024: L-shaped area above FOP.
- PTO 2024: Rectangular area at the top left.
Dimensions are provided for each segment of the boundary.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		372,002	
TOTAL MARKET OB/XF VALUE		10,420	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		457,422	
SOH/AGL Deduction		168,194	
ASSESSED VALUE		289,228	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		234,228	
TOTAL JUST VALUE		457,422	
NCON VALUE		382,422	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U I	V I	RSN CD	SALE PRICE
230007134	8X24 SCR N ENCL				6,648	06/02/2023
230005837	CO ISSUED					05/05/2023
22012212	NEW CONSTR				329,929	08/10/2022

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: POGUE SANDY WAYNE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=88,-43] W15 S14 W13 N6 W11 S65 D3R4 E4 U3R4 N5 N6 E6 N12 E9 N2 E12 N48 \$
FGR=[YR=2024;ORIG=88,5] W12 S2 W9 S12 S6 S5 E21 N25 \$
FSP=[YR=2024;ORIG=73,-29] W13 N6 W11 N8 E24 S14 \$
PTO=[YR=2024;ORIG=49,-43] N8 E24 S8 W24 \$
FOP=[YR=2024;ORIG=67,19] W6 S6 E6 N6 \$

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

TOTAL OB/XF

10,420

REVIEW DATE

08/11/2023

BY

WW

Total Acres: 0.00

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

PRINTED 08/06/2024 BY SYS