LOT 14
IN OR 497 PG 1042
YULEE PARK #2 PB 5/60

BURKE SHARON ANN
PO BOX 1422
YULEE, FL 32041-1422

**2024**

**50-3N-27-4781-0014-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

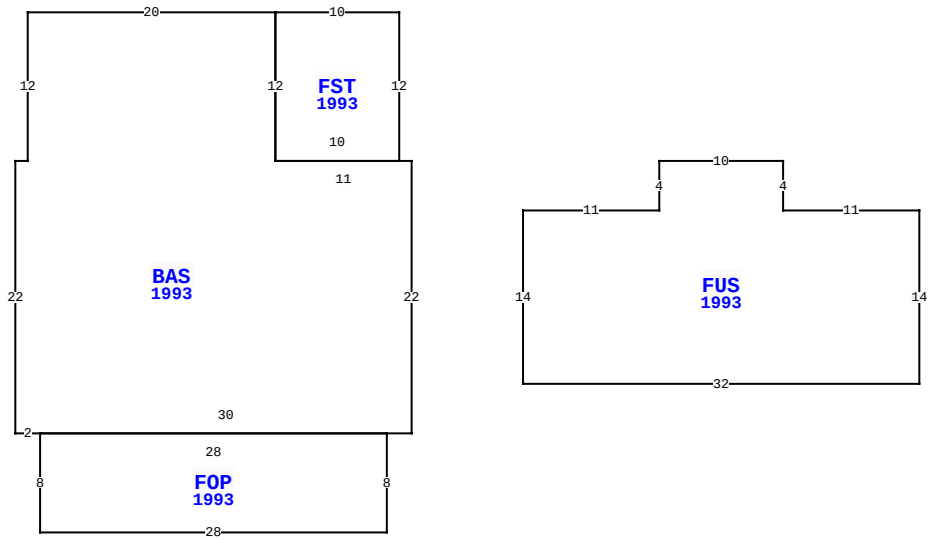
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4053.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 944 | 100 | 944 | 94,058 |
| FOP | 224 | 30 | 67 | 6,676 |
| FST | 120 | 55 | 66 | 6,576 |
| FUS | 488 | 100 | 488 | 48,624 |
| TOTALS | 1,776 | | 1,565 | 155,934 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,565 | 127.9080 | 121.51 | 190,163 | 1987 | 1987 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SINGLE FAM – 100% - 0 Heated Area: 1432 HX Base Yr




851092 US HWY 17, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 155,934 |
| TOTAL MARKET OB/XF VALUE | | 14,516 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 250,450 |
| SOH/AGL Deduction | | 137,790 |
| ASSESSED VALUE | | 112,660 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 62,660 |
| TOTAL JUST VALUE | | 250,450 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 226,352 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R12464 | REPAIR/RRF | 1,500 | 10/01/2010 |
| 6304 | XFOB | 3,600 | 02/20/1990 |
| 6369 | CHNGE SRVC | 200 | 12/11/1989 |
| 3639 | N/A | 40,870 | 09/26/1986 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0497/1042 | 9/01/1986 | WD | Q | V | | 8,500 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 768.00 | SF | 5.20 | 5.20 | 100 | 1989 | 1989 | 3 | 57 | 2,276 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 50 | 20 | 1,000.00 | SF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 40 | 6,000 | |
| 3 | 0350 | CARPORT WD | 0 | 100 | 30 | 32 | 960.00 | SF | 13.00 | 13.00 | 100 | 2011 | 2011 | 3 | 50 | 6,240 | |

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-10,0] W20 S12 W1 S22 E2 E30 N22 W11 N12 $
FUS=[YR=1993;ORIG=10,16] E11 N4 E10 S4 E11 S14 W32 N14 $
FOP=[YR=1993;ORIG=-29,34] S8 E28 N8 W28 $
FST=[YR=1993;ORIG=0,0] W10 S12 E10 N12 $
PTR=[ORIG=0,0] E15 W15 $
.

## LAND DESCRIPTION

TOTAL OB/XF 14,516

| 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 | | OR | 117.00 | 375.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 04/12/2024 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS