LOT 16
YULEE PARK #2 PB 5/60

HUNKIN JORDAN
851098 US HWY 17
YULEE, FL 32097

2024

50-3N-27-4781-0016-0000

BUILDING CHARACTERISTICS

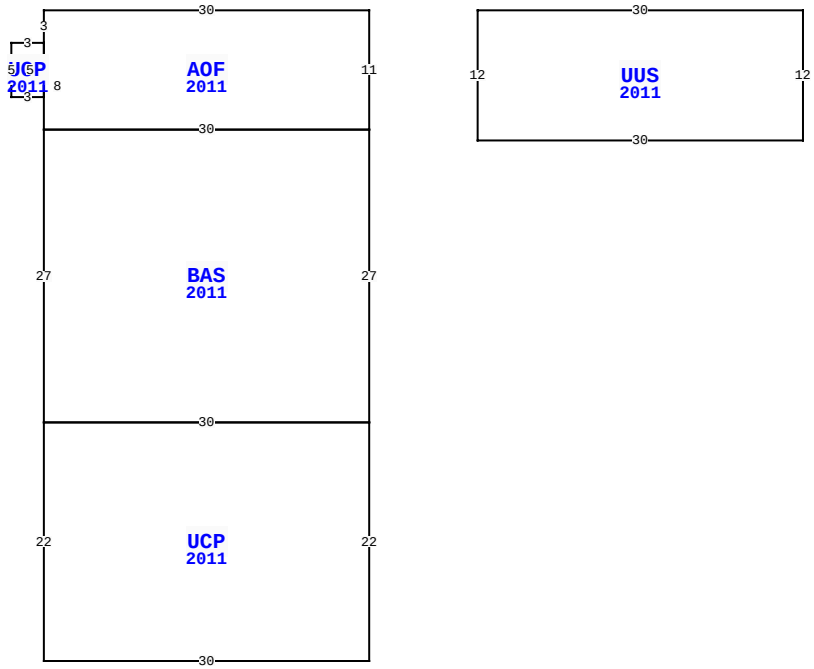
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	330	110	363	5,573
BAS	810	100	810	12,435
UCP	660	20	132	2,026
UOP	15	20	3	46
UUS	360	50	180	2,763
TOTALS	2,175		1,488	22,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,488	51.0000	17.85	26,561	2011	2011	0	0	0	14.00	86.00

1 GARAGE RES – 0% - 2024 Heated Area: 1140 HX Base Yr



851100 US HWY 17, 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	22,842
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	108,842
SOH/AGL Deduction	10,302
ASSESSED VALUE	98,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,540
TOTAL JUST VALUE	108,842
NCON VALUE	28,842
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,620

OWNER LIVES ON PRCL: 15 @ 851098 US HWY 17

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2514/1780	11/17/2021	WD	Q	I	05	325,000
GRANTOR: MASON LARRY & MARION						
GRANTEE: HUNKIN JORDAN						
2313/1016	10/17/2019	LE	U	I	11	100
GRANTOR: MASON LARRY & MARION						
GRANTEE: MASON JOHN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=-30,11] S27 E30 N27 W30 $
UCP=[YR=2011;ORIG=-30,38] S22 E30 N22 W30 $
UUS=[YR=2011;ORIG=10,0] E30 S12 W30 N12 $
AOF=[YR=2011;ORIG=0,0] W30 S3 S8 E30 N11 $
UOP=[YR=2011;ORIG=-30,3] W3 S5 E3 N5 $
PTR=[ORIG=0,0] E10 W10 $
.

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
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2021		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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		OR	0.00	0.00	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