LOT 17
YULEE PARK #2 PB 5/60

DEVOE DAVID S & CARRIE A
851112 US HWY 17
YULEE, FL 32097

2024

50-3N-27-4781-0017-0000

BUILDING CHARACTERISTICS

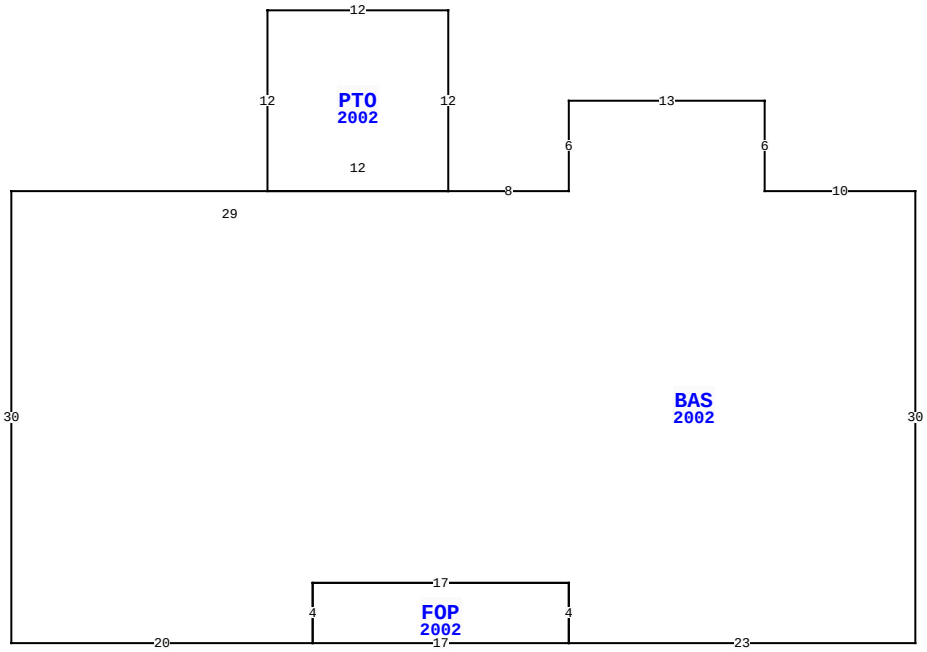
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,810	100	1,810	231,163
FOP	68	30	20	2,554
PTO	144	5	7	894
TOTALS	2,022		1,837	234,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,837	121.2750	151.59	278,471	2002	2002	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2022 Heated Area: 1810 HX Base Yr 2022



851112 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		234,612
TOTAL MARKET OB/XF VALUE		12,647
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		327,259
SOH/AGL Deduction		119,802
ASSESSED VALUE		207,457
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		152,457
TOTAL JUST VALUE		327,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20998	CARPORT	6,127	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2472/0492	6/18/2021	WD	Q	I	01	320,000
GRANTOR: BEAVERS GREGORY S & C						
GRANTEE: DEVOE DAVID S & CAR						
1031/1901	1/18/2002	WD	U	I	06	100
GRANTOR: MASON LARRY & BARBARA						
GRANTEE: BEAVERS GREGORY & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W10 N6 W13 S6 W8 PTO=[YR=2002] N12 W12 S12 E12$ W29 S30 E20 FOP=[YR=2002] E17 N4 W17 S4$ N4 E17 S4 E23 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	0812	CONCRETE C	0	100	0	0	1,513.00	SF	4.00	4.00	100	2002	2002	3	82	4,963	
2	0351	CARPORT MT	0	100	0	0	456.00	SF	10.00	10.00	100	2008	2008	3	35	1,596	
3	0510	GARAGE WD-	0	100	19	16	304.00	SF	35.00	35.00	100	2008	2008	3	52	5,533	
4	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	2008	2008	3	89	555	

LAND DESCRIPTION

TOTAL OB/XF 12,647

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	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 11/18/2019 BY TWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS