IN OR 2324/1745
PAR 16-12 & 16-13

LLOYD CATHY A/LLOYD WILLIAM E ET AL
96001 BRIGHTON PLACE
YULEE, FL 32097

2024

50-3N-28-0000-0016-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

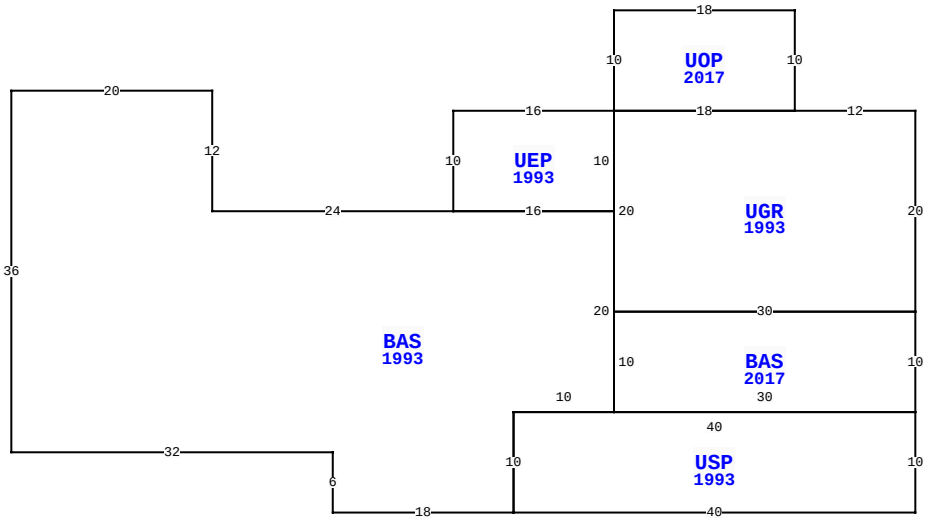
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	1,748	56,250
BAS	300	100	300	9,654
UEP	160	60	96	3,089
UGR	600	45	270	8,689
UOP	180	20	36	1,159
USP	400	30	120	3,861
TOTALS	3,388		2,570	82,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,570	75.6960	71.91	184,809	1953	1965	0	0	15	40.25	44.75

1 SINGLE FAM – 100% - 2021 Heated Area: 2048 HX Base Yr 2021



96001 BRIGHTON PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		82,702
TOTAL MARKET OB/XF VALUE		6,071
TOTAL LAND VALUE - MARKET		136,000
TOTAL MARKET VALUE		224,773
SOH/AGL Deduction		96,757
ASSESSED VALUE		128,016
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,016
TOTAL JUST VALUE		224,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2324/1745	12/11/2019	QC	U	I	11	100
GRANTOR: LLOYD CATHY A & WILLI						
GRANTEE: LLOYD CATHY A & WIL						
2081/1932	10/18/2016	QC	U	I	11	100
GRANTOR: LLOYD CATHY A						
GRANTEE: LLOYD CATHY A & WIL						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W12 UOP=[YR=2017] N10 W18 S10 E18$ W18
UEP=[YR=1993] W16 S10 BAS=[YR=1993] W24 N12 W20 S36 E32 S6
E18 USP=[YR=1993] E40 N10 BAS=[YR=2017] N10 W30 S10 E30$ W40
S10$ N10 E10 N20 W16$ E16 N10$ S20 E30 N20$.

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	0680	POLE SHED	0	100	0	0	1,580.00	SF	10.00	10.00	100	1981	1981	3	20	3,160	
2	0351	CARPORT MT	0	100	52	20	1,040.00	SF	6.00	6.00	100	2000	2000	3	20	1,248	
3	1242	WD DECK A	0	100	44	14	616.00	SF	6.00	6.00	100	2010	2010	3	45	1,663	

LAND DESCRIPTION

TOTAL OB/XF 6,071

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	0008	RSF-	1300.00	120.00	2.00	AC		1.00	1.00	0.85	80,000.00	68,000.00	136,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 136,000 Market: 0 Agricultural: 0 Common: 136,000 PRINTED 08/06/2024 BY SYS