PT SEC 50-3N-28E
IN OR 2646/894
(EX OR 2220/1979 &

RODRIGUEZ ANTHONY A & STEPHANIE
96091 ESTATE DR
YULEE, FL 32097

2024

50-3N-28-0000-0022-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

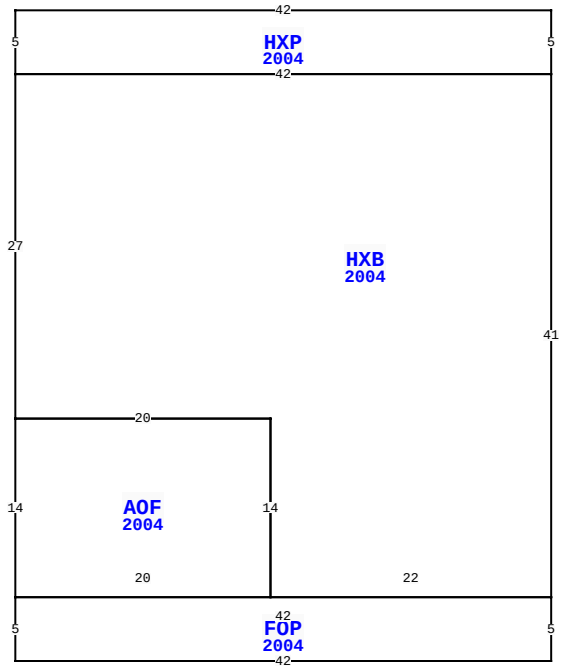
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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
AOF	280	110	308	17,762
FOP	210	30	63	3,633
HXB	1,442	100	1,442	83,160
HXP	210	30	63	3,633
TOTALS	2,142		1,876	108,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,876	127.8018	63.90	119,876	2004	2004	0	0	0	9.75	90.25

1 ACCESORY U – 0% - 2024 Heated Area: 1722 HX Base Yr



96063 ESTATE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	917,261
TOTAL MARKET OB/XF VALUE	85,176
TOTAL LAND VALUE - MARKET	288,275
TOTAL MARKET VALUE	1,290,712
SOH/AGL Deduction	0
ASSESSED VALUE	1,290,712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,290,712
TOTAL JUST VALUE	1,290,712
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,310,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17540	H/AC	0	08/01/2012
E0514189	ELEC OTHER	2,000	02/01/2005
B0413902	NEW CONSTR	0	01/01/2005
B0515210	SWIM POOL	44,901	01/01/2005
E0413951	ELEC OTHER	500	12/01/2004
M0409103	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/894	6/05/2023	WD	Q	I	01	1,350,000
GRANTOR: JOHNSON STEVEN E						
GRANTEE: RODRIGUEZ ANTHONY A						
2140/0736	8/09/2017	WD	U	I	30	212,100
GRANTOR: JOHNSON STEVEN E & ST						
GRANTEE: JOHNSON STEVEN E						

BUILDING NOTES

BUILDING DIMENSIONS

HXP=[YR=2004] W42 S5 HXB=[YR=2004] S27 AOF=[YR=2004] S14 FOP=[YR=2004] S5 E42 N5 W42 $ E20 N14 W20 $ E20 S14 E22 N41 W42 $ E42 N5 $.

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	0	0	0	2,368.00	SF	4.00	4.00	100	2004	2004	3	84	7,956	
2	0351	CARPORT MT	0	0	22	40	880.00	SF	10.00	10.00	100	2004	2004	3	22	1,936	
3	0351	CARPORT MT	0	0	24	30	720.00	SF	10.00	10.00	100	2004	2004	3	22	1,584	
4	0812	CONCRETE C	0	0	36	72	2,592.00	SF	4.00	4.00	100	2004	2004	3	84	8,709	
5	1242	WD DECK A	0	0	0	0	464.00	SF	10.00	10.00	100	2004	2004	3	22	1,021	
6	0812	CONCRETE C	0	0	0	0	2,719.00	SF	4.00	4.00	100	2005	2005	3	86	9,353	
7	0861	POOL GUNIT	0	0	0	0	625.00	SF	85.00	85.00	100	2005	2005	3	40	21,250	
8	0855	CONC PAVER	0	0	0	0	1,037.00	SF	10.00	10.00	100	2005	2005	3	86	8,918	
9	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	
10	0803	ASPHALT C	0	0	175	16	2,800.00	SF	2.00	2.00	100	2004	2004	3	54	3,024	

TOTAL OB/XF 65,531

LAND DESCRIPTION

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		RSF-1	0.00	0.00	3.57	AC		1.00	1.00	1.00	80,000.00	80,000.00	285,600							
2	009525	C	RES POND	0		RSF-1			1.07	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,675							

REVIEW DATE 06/23/2022 BY KW Total Acres: 4.64 Total Land Value: 288,275 Market: 0 Agricultural: 0 Common: 288,275 PRINTED 08/06/2024 BY SYS

PT SEC 50-3N-28E
IN OR 2646/894
(EX OR 2220/1979 &

RODRIGUEZ ANTHONY A & STEPHANIE
96091 ESTATE DR
YULEE, FL 32097

2024

50-3N-28-0000-0022-0020

BUILDING CHARACTERISTICS

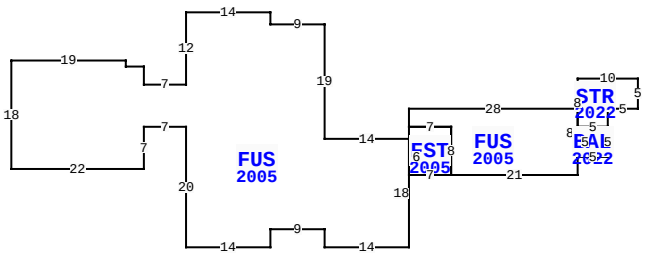
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4031.00	

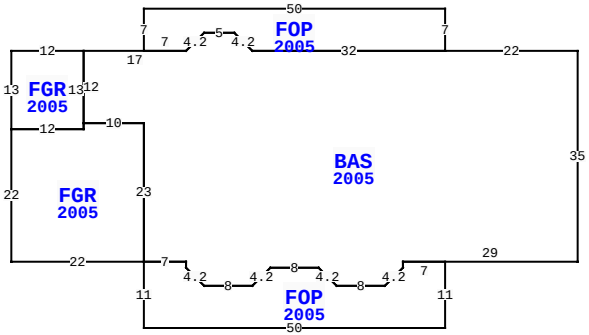
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	25	15	4	610
BAS	2,766	100	2,766	421,809
FGR	156	55	86	13,115
FGR	494	55	272	41,480
FOP	326	30	98	14,945
FOP	448	30	134	20,435
FST	56	55	31	4,727
FUS	252	100	252	38,429
FUS	1,546	100	1,546	235,762
STR	65	10	6	915
TOTALS	6,134		5,195	792,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,195	111.7200	167.58	870,578	2005	2005	0	0	0	9.00	91.00

2 SFR CUST – 0% - 2024 Heated Area: 4564 HX Base Yr





96063 ESTATE DR, YULEE

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

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
11	0812	CONCRETE C	0	0	0	0	1,745.00	SF	4.00	4.00	100	2007	2007	3	88	6,142	
12	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	24	480	
13	0092	AUTO GATE	0	0	0	0	2.00	UT	875.00	875.00	100	2005	2005	3	24	420	
14	0462	ST/AL FNC	0	0	16	0	64.00	SF	10.00	10.00	100	2005	2005	3	40	256	
15	0812	CONCRETE C	0	0	170	16	2,720.00	SF	4.00	4.00	100	2019	2019	3	98	10,662	
16	0350	CARPORT WD	0	0	12	12	144.00	SF	13.00	13.00	100	2020	2020	3	90	1,685	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	917,261
TOTAL MARKET OB/XF VALUE	85,176
TOTAL LAND VALUE - MARKET	288,275
TOTAL MARKET VALUE	1,290,712
SOH/AGL Deduction	0
ASSESSED VALUE	1,290,712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,290,712
TOTAL JUST VALUE	1,290,712
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,310,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/894	6/05/2023	WD	Q	I	01	1,350,000
GRANTOR: JOHNSON STEVEN E						
GRANTEE: RODRIGUEZ ANTHONY A						
2140/0736	8/09/2017	WD	U	I	30	212,100
GRANTOR: JOHNSON STEVEN E & ST						
GRANTEE: JOHNSON STEVEN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 FOP=[YR=2005] N7 W50 S7 E7 R3 U3 E5 R3 D3 E32 $ W32 U3 L3 W5 D3 L3 W17 FGR=[YR=2005] W12 S13 FGR=[YR=2005] S22 E22 FOP=[YR=2005] S11 E50 N11 W7 S1 D3 L3 W8 U3 L3 W8 D3 L3 W8 U3 L3 N1 W7 $ N23 W10 S1 W12 $ E12 N13 $ S12 E10 S23 E7 S1 R3 D3 E8 R3 U3 E8 R3 D3 E8 R3 U3 N1 E29 N35 $ PTR= N35 FUS=[YR=2005] N3 BAL=[YR=2022] E5 N5 STR=[YR=2022] N3 E5 N5 W10 S8 E5$ W5 S5$ N8 W28 S3 FST=[YR=2005] S2 FUS=[YR=2005] W14 N19 W9 N2 W14 S12 W7 N3 W3 N1 W19 S18E22 N7 E7 S20 E14 N3 E9 S3 E14N18$ S6 E7 N8 W7$ E7 S8 E21$ S35$.

LAND DESCRIPTION

TOTAL OB/XF 19,645

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

REVIEW DATE 06/23/2022 BY KW Total Acres: 4.64 Total Land Value: 288,275 Market: 0 Agricultural: 0 Common: 288,275 PRINTED 08/06/2024 BY SYS

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2024

50-3N-28-0000-0022-0020

BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

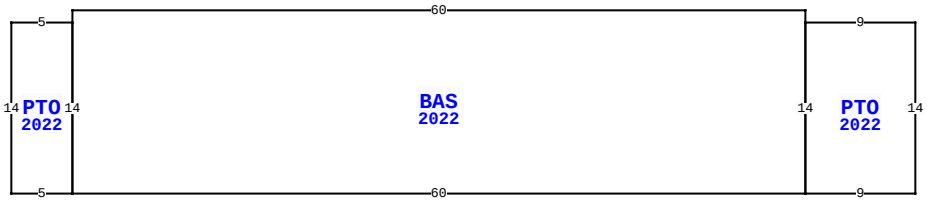
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	16,662
PTO	70	5	4	74
PTO	126	5	6	111
TOTALS	1,096		910	16,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	910	62.9640	22.04	20,056	2010	2010	0	0	0	16.00	84.00

3 GARAGE RES – 0% - 2024 Heated Area: 900 HX Base Yr



96063 ESTATE DR, YULEE

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NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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TOTAL MARKET VALUE	1,290,712
SOH/AGL Deduction	0
ASSESSED VALUE	1,290,712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,290,712
TOTAL JUST VALUE	1,290,712
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,310,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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2140/0736	8/09/2017	WD	U	I	30	212,100
GRANTOR: JOHNSON STEVEN E & ST						
GRANTEE: JOHNSON STEVEN E						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W9 BAS=[YR=2022] N1 W60 S1 PTO=[YR=2022] W5 S14 E5 N14$ S14 E60 N14$ S14 E9 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/23/2022 BY KW Total Acres: 4.64 Total Land Value: 288,275 Market: 0 Agricultural: 0 Common: 288,275 PRINTED 08/06/2024 BY SYS