SUB LOT 3 IN DB 205/64
IN OR 1871/744
(EX OR 81 PG 539)

POPE SHIRLEY G
5225 AXSON RD
AXSON, GA 31624

2024

50-3N-28-0000-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

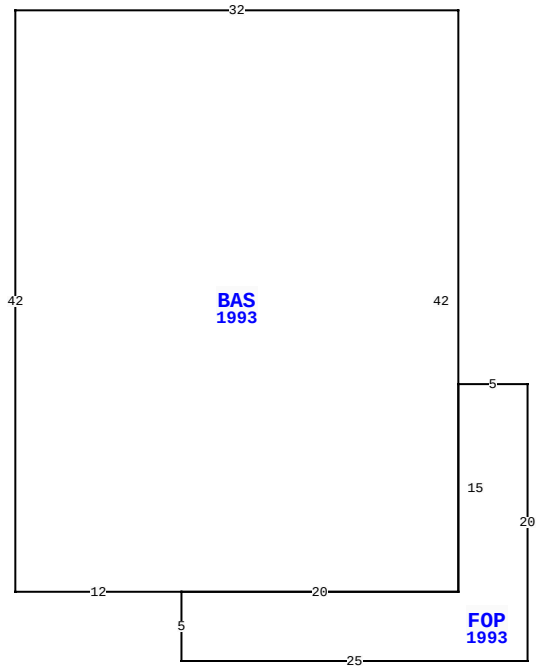
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,344	100	1,344	86,841
FOP	200	30	60	3,877
TOTALS	1,544		1,404	90,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,404	105.0400	99.79	140,105	1956	1956	0	0	0	35.25	64.75

1 SINGLE FAM – 0% - 0 Heated Area: 1344 HX Base Yr



96283 FREEMAN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	191,631
TOTAL MARKET OB/XF VALUE	38,377
TOTAL LAND VALUE - MARKET	483,000
TOTAL MARKET VALUE	713,008
SOH/AGL Deduction	0
ASSESSED VALUE	713,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	713,008
TOTAL JUST VALUE	713,008
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	661,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
322306	DOCKDEP	0	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1871/0744	8/01/2013	TD	Q	I	02	350,000
GRANTOR: BURTON ANNETTE TRUSTE						
GRANTEE: POPE CLIFFORD W SR						
1751/0138	8/12/2011	WD	U	I	30	100
GRANTOR: BURTON ANNETTE						
GRANTEE: BURTON ANNETTE TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S42 E12 FOP=[YR=1993] S5 E25 N20 W5 S15 W20 $ E20 N42$.

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	0510	GARAGE WD-	0	0	32	47	918.00	SF	35.00	35.00	100	1980	1980	3	20	6,426	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	1,400.00	1,400.00	100	1980	1980	3	46.5	651	
3	0810	CONCRETE A	0	0	0	0	730.00	SF	6.50	6.50	100	1990	1990	3	59.5	2,823	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
5	0300	BOAT DCK W	0	0	0	0	2,240.00	SF	40.00	40.00	100	1990	1990	3	20	17,920	
6	0310	AL GANG WY	0	0	0	0	18.00	LF	115.00	115.00	100	1990	1990	3	20	414	
7	0317	DCK PLNG W	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1990	1990	3	20	200	
8	0810	CONCRETE A	0	0	0	0	176.00	SF	6.50	6.50	100	1990	1990	3	59.5	681	
9	0940	SHEDS/PORT	0	0	13	15	195.00	SF	30.00	30.00	100	2001	2001	3	20	1,170	
10	0351	CARPORT MT	0	0	18	16	288.00	SF	5.90	5.90	100	2001	2001	3	20	340	

TOTAL OB/XF 32,515

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	000130	C	SFR WATER	0	0007	RSF-	1226.00	404.00	230.00	FF		1.00	1.00	0.70	3,000.00	2,100.00	483,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 483,000 Market: 0 Agricultural: 0 Common: 483,000 PRINTED 08/06/2024 BY SYS

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2024

50-3N-28-0000-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

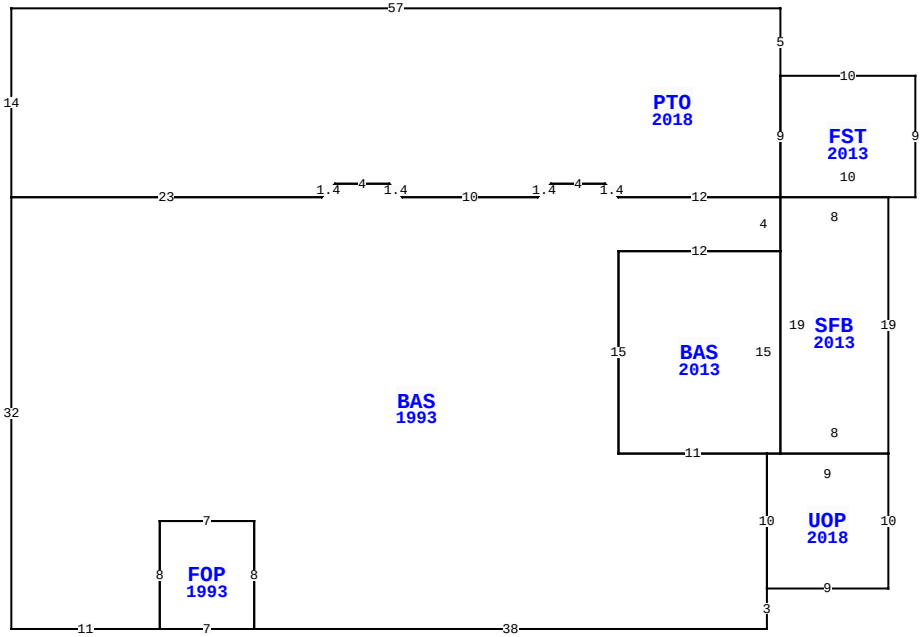
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,585	100	1,585	79,536
BAS	180	100	180	9,032
FOP	56	30	17	853
FST	90	55	50	2,509
PTO	788	5	39	1,957
SFB	152	80	122	6,122
UOP	90	20	18	903
TOTALS	2,941		2,011	100,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0100	01	2,011	99.6660	94.68	190,401	1983	1983	0	0	20	27.00	53.00

2 SINGLE FAM – 0% - 0 Heated Area: 1887 HX Base Yr



96283 FREEMAN RD, YULEE

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XF DATE		LAND DATE	04/22/2024 MLU
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ASSESSED VALUE	713,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	713,008
TOTAL JUST VALUE	713,008
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	661,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: BURTON ANNETTE TRUSTE						
GRANTEE: POPE CLIFFORD W SR						
1751/0138	8/12/2011	WD	U	I	30	100
GRANTOR: BURTON ANNETTE						
GRANTEE: BURTON ANNETTE TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2013] W10 PTO=[YR=2018] N5 W57 S14 BAS=[YR=1993] S32 E11 FOP=[YR=1993] E7 N8 W7 S8$ N8 E7 S8 E38 N3 UOP=[YR=2018] E9 N10 SFB=[YR=2013] N19 W8 S19 E8$ W9 S10$ N10 BAS=[YR=2013] E1 N15 W12 S15 E11$ W11 N15 E12 N4 W12 U1 L1 W4 D1 L1 W10 U1 L1 W4 D1 L1 W23$ E23 U1 R1 E4 D1 R1 E10 U1 R1 E4 D1 R1 E12 N9$ S9 E10 N9$.

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	0303	FLT DOCK W	0	0	16	8	128.00	SF	26.00	26.00	100	2005	2005	3	40	1,331	
12	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2005	2005	3	24	600	
13	0350	CARPORT WD	0	0	28	18	504.00	SF	13.00	13.00	100	2013	2013	3	60	3,931	

LAND DESCRIPTION

TOTAL OB/XF 5,862

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 483,000 Market: 0 Agricultural: 0 Common: 483,000 PRINTED 08/06/2024 BY SYS