

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03COMMON BRK 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor08SHT VINYL 20

Air Condition Heating Type03CENTRAL 100
04AIR DUCTED 100

Bedrooms Bathrooms Frame3 100
2 100
02WOOD FRAME 100

Stories Units1. 1. 100
0 100

BUD8 Adjustme Occupancy04DIST 01 100
00NONE 100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.00

AREATYPETOTALGROSSAREA

PCTOFBASETOTADJASUBAREA

MARKEVALUE

BAS1,6491001,649184,005

FEP6248049955,681

FGR5765531735,372

FOP15304446

MARKET ADJUSTMENTS

TYPEDMDLEFF.AREATOTADJPTEFF.BASERATEREPL.COSTNEWAYBEYBECONFNCTNORM%COND

0900012,469106.2720132.84327,982198020050016.0084.00

1 SNGL FAM - 100% - 1994Heated Area: 1649HX Base Yr 1994

The diagram illustrates three overlapping rectangular footprints on a lot. The largest rectangle is labeled 'FEP 1995' with dimensions 13x48. Inside it is a smaller rectangle labeled 'BAS 1993' with dimensions 24x54. Within the BAS area is another rectangle labeled 'FGR 1993' with dimensions 3x5. Various other dimensions are noted around the perimeter and between shapes.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE287,461

TOTAL MARKET OB/XF VALUE14,129

TOTAL LAND VALUE - MARKET80,000

TOTAL MARKET VALUE381,590

SOH/AGL Deduction216,237

ASSESSED VALUE165,353

TOTAL EXEMPTION VALUEHX HB VX55,000

BASE TAXABLE VALUE110,353

TOTAL JUST VALUE381,590

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE370,829

SALES DATA

OFF RECORDTYPEQ / VRSNCD

NumberINSTDATEI I SALEPRICE

0689/03939/28/1993WDQI89,000

GRANTOR:VINCENT ROBT &SHERRY

GRANTEE:WARREN EDWARD & F F

0506/073312/01/1986WDQI89,900

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FEP=[YR=1995] N13 W48 S13 E48\$ W54 S18

FGR=[YR=1993] S24 E24 N24 W24\$ E24 S10 E11 FOP=[YR=1993] E5

N3 W53\$ N3 E5 S3 E28 N28\$.

LAND DESCRIPTION

L NUSECODECLSLAND USEDESCRIPTIONCAPRDLOCZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1 000115CSFR ACRES1000006RSF-1 0.000.001.00AC1.001.001.0080,000.0080,000.0080,000

EXTRA FEATURES

96088 DOLPHIN WAY, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/20/2023MLU

REVIEWSUMMARY

REVIEW DATE12/15/2021BYKWTotal Acres: 1.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000PRINTED 08/06/2024 BY SYS

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