

LOT 43
IN OR 1686/712
BLACKROCK HAMMOCK PB 6/286

PATEL AMIT K & MEGHNA
96017 TARA GLEN LN
YULEE, FL 32097-8601

2024

50-3N-28-016B-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality 01 Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,486	100	1,486	202,376
FGR	856	55	471	64,145
FOP	55	30	16	2,179
FOP	244	30	73	9,941
FST	64	55	35	4,766
FUS	1,497	100	1,497	203,874
PTO	70	5	4	544
TOTALS	4,272		3,582	487,828

EXTRA FEATURES

L N	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	0855	CONC PAVER	0	100	0	0		2,400.00	SF 7.00	100	2006	2006	3	87	14,616	
2	1124	CB/STC 4"	0	100	0	0		72.00	SF 6.50	100	2006	2006	3	87	407	
3	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2006	2006	3	90	3,150	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,582	99.2250	148.84	533,145	2006	2006	0	0	0	8.50	91.50	
1 SFR CUST - 100% - 2011 Heated Area: 2983 HX Base Yr 2011													

96017 TARA GLEN LN, YULEE

BLD DATE	04/04/2023	NW	LGL DATE	
XF DATE	03/14/2007	00TO	LAND DATE	
INC DATE			AG DATE	

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3	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2006	2006	3	90	3,150	

TOTAL OB/XF 18,173

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

Market: 0 Agricultural: 0 Common: 115,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				487,828	
TOTAL MARKET OB/XF VALUE				18,173	
TOTAL LAND VALUE - MARKET				115,000	
TOTAL MARKET VALUE				621,001	
SOH/AGL Deduction				304,596	
ASSESSED VALUE				316,405	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				266,405	
TOTAL JUST VALUE				621,001	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				599,356	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13809	NEW CONSTR	0	03/01/2005
E14560	ELEC OTHER	2,000	03/01/2005
M09450	MECH OTHER	0	03/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1686/0712	6/17/2010	WD U	I	11		256,100
GRANTOR: WELLS FARGO BANK NA T						
GRANTEE: PATEL AMIT KUMAR &						
1655/0660	12/17/2009	CT U	I	18		100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK TR						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2006] W39 FOP=[YR=2006] W10 S26 E3 U3 R3 E4 N23 \$ S23 W4 D3 L3 S7 D3 R3 E6 FGR=[YR=2006] S6 PTO=[YR=2006] W5 S14 E5 N14 \$ S19 E34 N5 E2 N9 W2 N5 W2 N6 W32 \$ E5 FST=[YR=2006] S4 E16 N4 W16 \$ E32 N13 FOP=[YR=2006] E5 N11 W5 S11 \$ N23 \$ PTR=E50 FUS=[YR=2006] E13 S13 E2 S8 W2 S15 W18 S25 W17 N25 W8 U3 L3 N7 R3 U3 E4 N3 E12 U6 R6 E4 N6 E4 N8 \$ W50 \$.									