

LOT 2
IN OR 1907/290
EIGHTFOLD ACRES R/P PBK 8/40

GRINDE STEVEN M/KULBEL MANDY R
97045 EIGHTFOLD PATH
YULEE, FL 32097

2024

50-3N-28-0400-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,517	100	1,517	220,220
DCK	128	10	13	1,887
FGR	575	55	316	45,873
FOP	361	30	108	15,678
FUS	1,247	100	1,247	181,024
TOTALS	3,828		3,201	464,683

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	100	3	300.00	SF	6.50	6.50	100	2009
2	0812	CONCRETE C	0 100	0	0	1,842.00	SF	4.00	4.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0008	RSF-1	0.00	0.00	1.39	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,201	124.2092	155.26	496,987	2009	2009	0	0	6.50	93.50
1 SNGL FAM - 100% - 2015											
Heated Area: 2764											
HX Base Yr 2015											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/21/2023 MLU											

97045 EIGHTFOLD PATH, YULEE

TOTAL OB/XF											
8,386											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		464,683	
TOTAL MARKET OB/XF VALUE		8,386	
TOTAL LAND VALUE - MARKET		111,200	
TOTAL MARKET VALUE		584,269	
SOH/AGL Deduction		234,616	
ASSESSED VALUE		349,653	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		299,653	
TOTAL JUST VALUE		584,269	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		563,499	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922397	CO ISSUED	0	09/21/2019
B0922397	NEW CONSTR	0	04/01/2019
B1124656	COMPLTN OF FUS	8,800	04/29/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1907/0290	3/11/2014	WD	Q	I	02
GRANTOR: HORGAN MARY M					SALE PRICE
GRANTEE: GRINDE STEVEN M & M					374,000
1670/0874	4/02/2010	QC	U	V	11
GRANTOR: HORGAN MARY MARGARET					100
GRANTEE: ALMOND MARY L/E					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W2 DCK=[YR=2009] N8 W16 S8 E16 \$ W43 FGR=[YR=2009] W23 S25 E23 N25 \$ S41 D4 R4 E6 U4 R4 N2 FOP=[YR=2009] E31 N23 W9 S16 W22 S7 \$ N7 E22 N16 E9 U5 R5 N6 U5 L5 \$ PTR= E30 FUS=[YR=2011] E47 S16 W6 S16 W18 N7 W23 N25\$ W30 \$.											