

LOT 3
IN OR 1986/1268
JORDANS COVE PB 6/359

ROUTHIER JOHN C III & CONNIE M
96059 REILLY CT
YULEE, FL 32097

2024

50-3N-28-0950-0003-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																												
Exterior Wall	31	HARDIE BRD 100	0500	01	2,158	114.4640	171.70	370,529	2017	2017	0	0	0	2.50	97.50	VALUATION BY STANDARD																											
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2018													Heated Area: 1832													HX Base Yr 2018														
Roof Cover	12	MODULAR MT 100																Tax Group: 4													Tax Dist:												
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE													361,266												
Interior Floo	12	HARDWOOD 90																TOTAL MARKET OB/XF VALUE													23,520												
Interior Floo	11	CLAY TILE 10																TOTAL LAND VALUE - MARKET													80,000												
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE													464,786												
Heating Type	04	AIR DUCTED 100	SOH/AGL Deduction													209,550																											
Bedrooms		3 100	ASSESSED VALUE													255,236																											
Bathrooms		2 100	TOTAL EXEMPTION VALUE													50,000																											
Frame	02	WOOD FRAME 100	BASE TAXABLE VALUE													205,236																											
Stories	1.5	1.5 100	TOTAL JUST VALUE													464,786																											
Units	00	0 100	NCON VALUE													0																											
Occupancy	00	NONE 100	INCOME VALUE																																								
			PREVIOUS YEAR MKT VALUE													431,788																											
Quality			03	Quality Level 03																																							
DOR CODE			0100	SINGLE FAMILY																																							
MAP NUM																04																											
NEIGHBORHOOD/LOC			4030.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAL	30	15	4	670																																							
BAS	1,580	100	1,580	264,504																																							
FCP	636	25	159	26,618																																							
FOP	56	30	17	2,846																																							
FOP	144	30	43	7,198																																							
FOP	72	30	22	3,683																																							
FST	132	55	73	12,221																																							
FUS	252	100	252	42,186																																							
STR	82	10	8	1,340																																							
TOTALS	2,984		2,158	361,266																																							
EXTRA FEATURES					96059 REILLY CT, YULEE																																						
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	0300	BOAT DCK W	0	100	0	0			40.00	100	2016	2016	3	81	6,480																												
2	0920	CWALL-WD/M	0	100	0	0			390.00	100	2017	2017	3	78	6,084																												
3	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	2017	2017	3	98	3,430																												
4	0810	CONCRETE A	0	100	40	5			6.50	100	2017	2017	3	97	1,261																												
5	0811	CONCRETE B	0	100	69	18			5.20	100	2017	2017	3	97	6,265																												
LAND DESCRIPTION																	TOTAL OB/XF 23,520																										
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	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																										
REVIEW DATE 03/01/2022 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS																																											