



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 40
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4030.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,143	100	2,143	409,845
FGR	462	55	254	48,577
FOP	255	30	76	14,535
FOP	368	30	110	21,038
FUS	1,028	100	1,028	196,603
STR	20	10	2	383
STR	48	10	5	956
TOTALS	4,324		3,618	691,937

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	6,440	
2	0825	BRICK	0 100	0	0	2,303.00	SF	7.50	7.50	100	2008	2008	3	97	16,754	
3	0476	VF 6 SBPL	0 100	0	0	402.00	LF	32.00	32.00	100	2008	2008	3	74	9,519	
4	0920	CWALL-WD/M	0 100	0	0	30.00	LF	390.00	390.00	100	2008	2008	3	35	4,095	
5	0920	CWALL-WD/M	0 100	0	0	115.00	LF	390.00	390.00	100	2008	2008	3	35	15,698	
6	0300	BOAT DCK W	0 100	12	14	168.00	SF	40.00	40.00	100	2017	2017	3	84	5,645	
7	1127	BRICK 8"	0 100	16	0	64.00	SF	11.00	11.00	100	2008	2008	3	97	683	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,618	133.5042	200.26	724,541	2008	2013	0	0	4.50	95.50
1 SFR CUST - 100% - 2024											
Heated Area: 3171											
HX Base Yr 2024											

96159 REILLY CT, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		691,937	
TOTAL MARKET OB/XF VALUE		58,834	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		830,771	
SOH/AGL Deduction		0	
ASSESSED VALUE		830,771	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		780,771	
TOTAL JUST VALUE		830,771	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		802,946	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21393	XFOB	6,000	05/01/2008
E20149	ELEC OTHER	10,000	10/01/2007
M13043	MECH OTHER	0	06/01/2007
P12398	OTHER	0	05/01/2007
C19789	CO ISSUED	0	04/01/2007
B19789	NEW CONSTR	263,472	04/01/2007

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2405/1964	11/03/2020	WD Q I	01
GRANTOR: D'ANNA DEBORA			
GRANTEE: FERREIRA LOUIS ANTH			
2128/1074	5/26/2017	TD Q I	01
GRANTOR: ALTMAN ROBERT S TRUST			
GRANTEE: D'ANNA FRANK J & DE			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2008] W13 S4 FOP=[YR=2008] W48 S8 E28 U2 R2 E6 D2 R2 E10 N8 \$ S8 W10 U2 L2 W6 D2 L2 W33 S36 E10 FOP=[YR=2008] S8 E17 STR=[YR=2017] S4 E5 N4 W5\$ E22 N8 FGR=[YR=2008] E17 N22 W21 S22 E4\$ W4 S2 W13 N1 W5 S1 W13 N2 W4 \$ E4 S2 E13 N1 E5 S1 E13 N24 E21 N26 \$ PTR= E50 FUS=[YR=2008] W13 S20 W2 STR=[YR=2017] W12 S4 E12 N4\$ S4 W12 N8 W4 S4 W2 S7 E2 S11 E13 N9 E5 S9 E13 N9 E21 N13 W21 N16\$ W50\$.			

TOTAL OB/XF											
58,834											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT	