



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

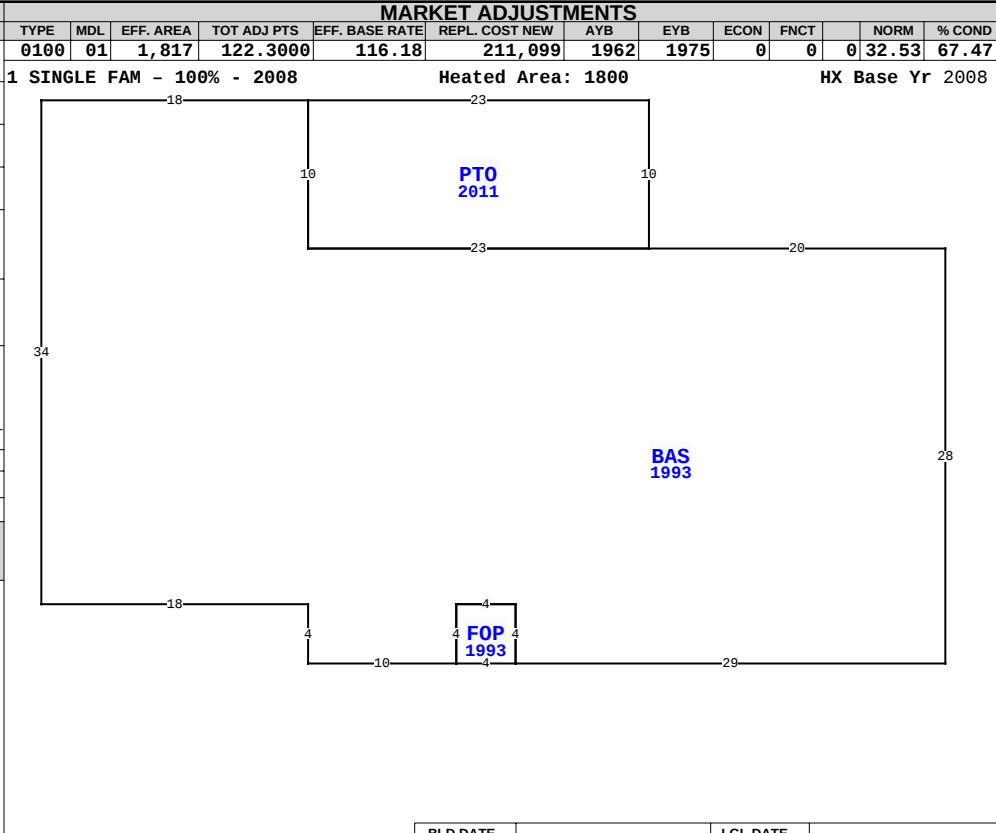
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	141,096
FOP	16	30	5	392
PTO	230	5	12	941
TOTALS	2,046		1,817	142,428

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	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0681	POLE SHED	0 100	8	10	80.00	SF	15.00	15.00	100	1985	1985	3	20	240	
3	0510	GARAGE WD-	0 100	20	18	360.00	SF	35.00	35.00	100	2011	2011	3	64	8,064	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



86060 BOBBY DR, YULEE	BLD DATE	LGL DATE	06/20/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
80.00	SF	15.00	15.00	100	1985	1985	3	20	240	
360.00	SF	35.00	35.00	100	2011	2011	3	64	8,064	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				142,428	
TOTAL MARKET OB/XF VALUE				9,932	
TOTAL LAND VALUE - MARKET				95,200	
TOTAL MARKET VALUE				247,560	
SOH/AGL Deduction				125,246	
ASSESSED VALUE				122,314	
TOTAL EXEMPTION VALUE		HX HB VX		55,000	
BASE TAXABLE VALUE				67,314	
TOTAL JUST VALUE				247,560	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				242,004	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003007	REPAIR/RRF	5,500	04/21/2020
B24523	GARAGE	14,765	03/01/2011
94-1193	CHNGE SRVC	1,000	08/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2554/0927	3/30/2022	WD	U	I	11	100	
GRANTOR:VAN DYKE LEON U							
GRANTEE:VAN DYKE LEON & PRI							
1532/1625	10/29/2007	WD	Q	I		150,000	
GRANTOR:SEIBERT LEILA P & THO							
GRANTEE:VAN DYKE LEON U							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W20 PTO=[YR=2011] N10 W23 S10 E23\$ W23 N10 W18 S34 E18 S4 E10 FOP=[YR=1993] E4 N4 W4 S4\$ N4 E4 S4 E29 N28\$.															