



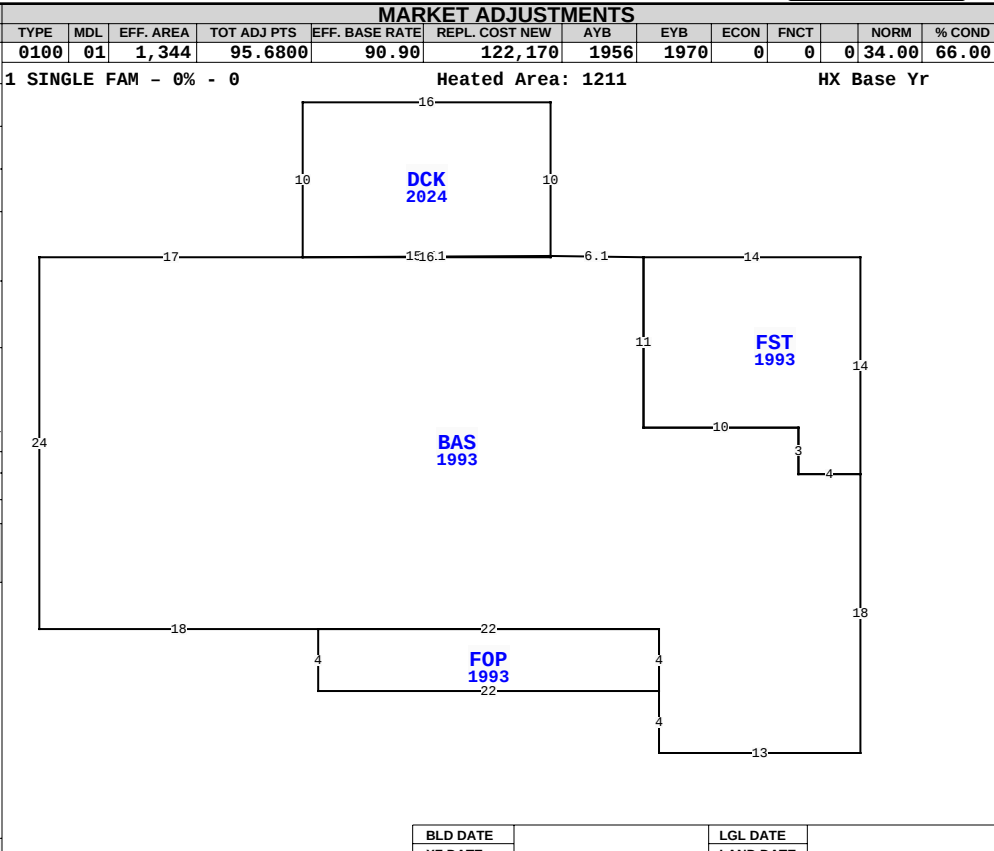
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,211	100	1,211	72,653
DCK	160	10	16	960
FOP	88	30	26	1,560
FST	166	55	91	5,460
TOTALS	1,625		1,344	80,632

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
2	0510	GARAGE WD-	0	0	18	23	414.00	SF	25.90	25.90	100	2000	2000

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
1	000100	C	SFR	0		RSF-2	76.00	159.00	1.00	LT		1.00	1.00



86119 FLORIDA AVE, YULEE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					80,632				
TOTAL MARKET OB/XF VALUE					3,002				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					133,634				
SOH/AGL Deduction					18,094				
ASSESSED VALUE					115,540				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					115,540				
TOTAL JUST VALUE					133,634				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					119,618				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2366/0993	6/05/2020	FJ	U	I	11	100			
GRANTOR: CORBETT JAMES ALFRED									
GRANTEE: CORBETT ZELMA C									
1170/1200	9/11/2003	WD	U	I	01	40,000			
GRANTOR: CPRBETT ZELMA C & KEN									
GRANTEE: CORBETT JAMES A III									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-14,0] U0.1L6.1 D0.1L15.11 W17 S24 E18 E22 S4 S4 E13 N18 W4 N3 W10 N11 \$									
FST=[YR=1993;ORIG=0,0] W14 S11 E10 S3 E4 N14 \$									
FOP=[YR=1993;ORIG=-35,24] S4 E22 N4 W22 \$									
DCK=[YR=2024;ORIG=-36,0] E16 N10 W16 S10 \$									

TOTAL OB/XF									
3,002									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RSF-2	76.00	159.00	1.00