PT OF WATER PLANT LOT & PT OF
LOT 22 IN OR 2618/1824
NASSAU ACRES #2 R/P PBK 3/61

TRUST NO 862457PS/LAND TRUST SERVICE CORP TRUSTEE
PO BOX 186
LAKE WALES, FL 33859

**2024**

**51-3N-27-4800-000A-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

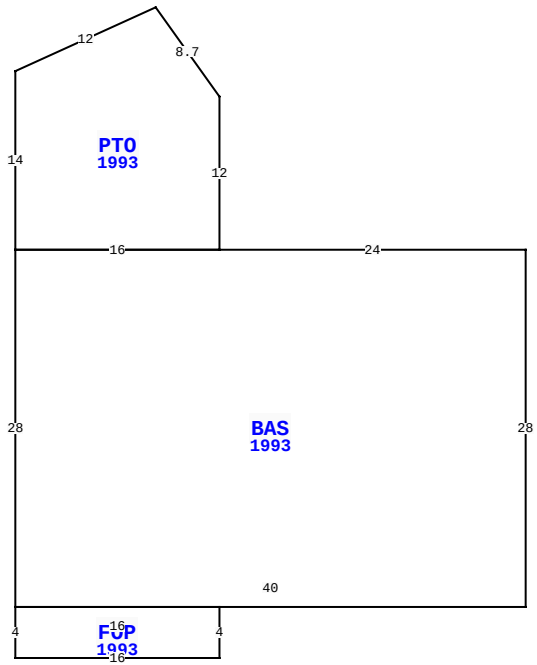
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,120 | 100 | 1,120 | 106,735 |
| FOP | 64 | 30 | 19 | 1,811 |
| PTO | 259 | 5 | 13 | 1,239 |
| TOTALS | 1,443 | | 1,152 | 109,785 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,152 | 118.7200 | 112.78 | 129,923 | 1990 | 1990 | 0 | 0 | 0 | 15.50 | 84.50 |

1 SINGLE FAM – 0% - 2024 Heated Area: 1120 HX Base Yr




86247 PALMETTO ST, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 109,785 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 159,785 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 159,785 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 159,785 |
| TOTAL JUST VALUE | 159,785 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 154,603 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3322 | H/AC | 3,400 | 03/05/1990 |
| 6143 | NEW CONSTR | 36,616 | 11/29/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2618/1824 | 2/03/2023 | WD | U | I | 11 | 100 |

GRANTOR: MORRIS DALLAS R & LOR
GRANTEE: TRUST NO 86247PS

| | | | | | | |
|---|---|---|---|---|---|---|
| 1818/0621 | 10/04/2012 | TD | Q | I | 02 | 82,000 |

GRANTOR: FACHKO PATRICIA TRUST
GRANTEE: MORRIS DALLAS R & L

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 PTO=[YR=1993] N12 U7 L5 D5 L11 S14 E16$ W16 S28 FOP=[YR=1993] S4 E16 N4 W16$ E40 N28$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 0 | 0007 | RSF-2 | 127.00 | 80.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 12/12/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS