LOT 16
NASSAU ACRES SUB PB 3/48

DESTEFANO STEVEN JR & KASI ANN/DESTEFANO PAMELA
86096 FLORIDA AVE
YULEE, FL 32097

2024

51-3N-27-4800-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

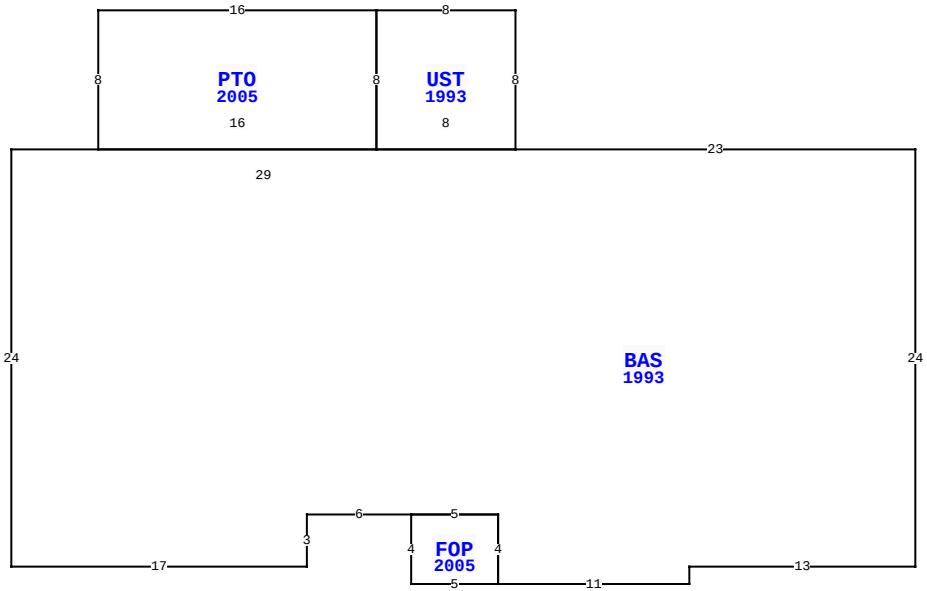
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD ON PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	1,226	100	1,226	94,886
FOP	20	30	6	464
PTO	128	5	6	464
UST	64	45	29	2,245
TOTALS	1,438		1,267	98,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,267	108.2640	102.85	130,311	1964	1975	0	0	0	24.75	75.25

1 SINGLE FAM – 100% - 2024 Heated Area: 1226 HX Base Yr 2024



86096 FLORIDA AVE, 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		98,059
TOTAL MARKET OB/XF VALUE		4,543
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		152,602
SOH/AGL Deduction		0
ASSESSED VALUE		152,602
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,602
TOTAL JUST VALUE		152,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 1478	CHNGE SRVC	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2634/263	4/12/2023	WD	Q	I	01	195,000
GRANTOR: BOYLAN PATRICK R						
GRANTEE: DESTEFANO STEVEN JR						
2343/0435	2/25/2020	WD	Q	I	02	119,000
GRANTOR: GERGEL STEPHEN J LIVI						
GRANTEE: BOYLAN PATRICK R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UST=[YR=1993] N8 W8 PTO=[YR=2005] W16 S8 E16 N8 $ S8 E8 $ W29 S24 E17 N3 E6 FOP=[YR=2005] S4 E5 N4 W5 $ E5 S4 E11 N1 E13 N24 $.

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
1	0501	FP-AVERAGE	0	100	0	0	1.00	UT	3,350.00	3,350.00	100	1986	1986	3	60	2,010	
2	0810	CONCRETE A	0	100	0	0	448.00	SF	6.50	6.50	100	2006	2006	3	87	2,533	

LAND DESCRIPTION

TOTAL OB/XF 4,543

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	100		RSF-2	80.00	133.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS