LOT 17
NASSAU ACRES SUB PB 3/48

MENTUS ANTHONY RICHARD
86084 FLORIDA AVE
YULEE, FL 32097

2024

51-3N-27-4800-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

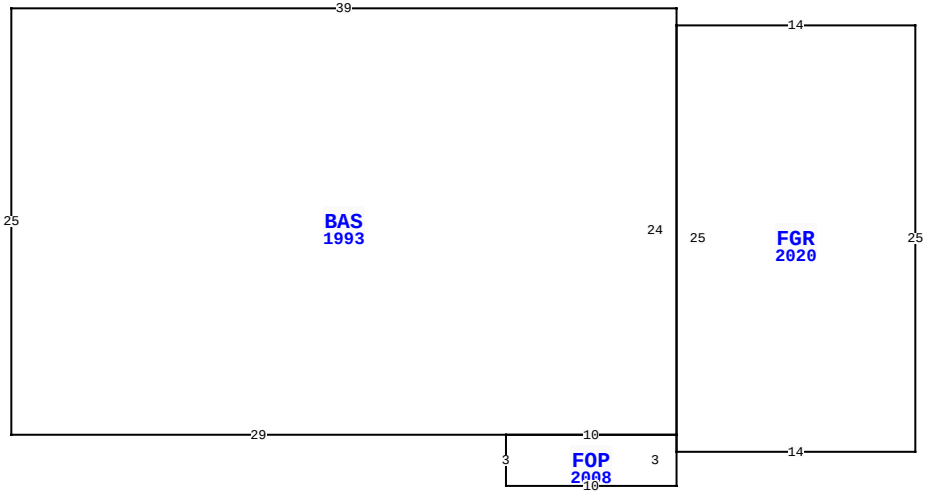
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	975	100	975	92,436
FGR	350	55	192	18,203
FOP	30	30	9	853
TOTALS	1,355		1,176	111,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,176	114.0560	108.35	127,420	1960	1998	0	0	0	12.50	87.50

1 SINGLE FAM – 100% - 2020 Heated Area: 975 HX Base Yr 2020



86084 FLORIDA AVE, YULEE

BLD DATE	08/20/2009 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		111,492
TOTAL MARKET OB/XF VALUE		2,645
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		164,137
SOH/AGL Deduction		55,424
ASSESSED VALUE		108,713
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,713
TOTAL JUST VALUE		164,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910480	ADDITION	23,390	10/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/0409	3/01/2019	WD	Q	I	01	123,500
GRANTOR: ROSE CHRISTINA F/K/A						
GRANTEE: MENTUS ANTHONY RICH						
1656/0803	12/30/2009	WD	Q	I	01	94,000
GRANTOR: DARBY MICHAEL L & JAC						
GRANTEE: LESLIE CHRISTINA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W14 BAS=[YR=1993] N1 W39 S25 E29 FOP=[YR=2008] S3 E10 N3 W10 $ E10 N24$ S25 E14 N25$.

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	0810	CONCRETE A	0	100	0	0	495.00	SF	6.50	6.50	100	1970	1970	3	21	676	
2	1242	WD DECK A	0	100	12	18	216.00	SF	10.00	10.00	100	1999	1999	3	20	432	
3	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	1999	1999	3	20	192	
4	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	1970	1970	3	21	98	
5	0681	POLE SHED	0	100	21	11	231.00	SF	15.00	15.00	100	2004	2004	3	36	1,247	

LAND DESCRIPTION

TOTAL OB/XF 2,645

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	127.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/10/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS