LOT 27 & E1/2 OF LOT 28
PT OR 1597/1981
NASSAU ACRES 2 PB 3/61

GREGORY JASON D
75150 HARVESTER ST
YULEE, FL 32041-2402

2024

51-3N-27-4820-0027-0000

BUILDING CHARACTERISTICS

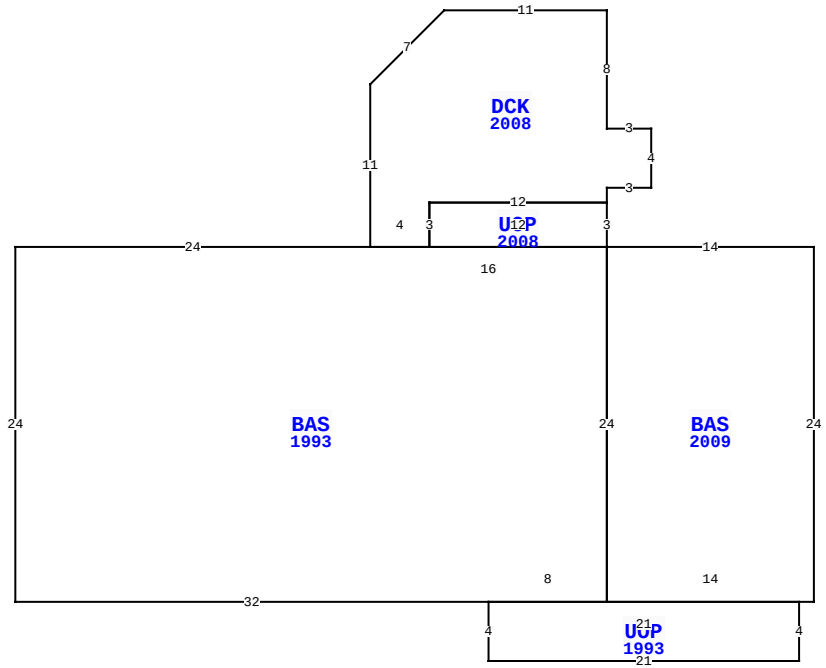
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	74,087
BAS	336	100	336	25,931
DCK	220	10	22	1,698
UOP	84	20	17	1,312
UOP	36	20	7	541
TOTALS	1,636		1,342	103,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,342	114.8160	109.08	146,385	1958	1968	0	0	0	29.25	70.75

1 SINGLE FAM – 0% - 0 Heated Area: 1296 HX Base Yr



86149 PALMETTO ST, YULEE

BLD DATE	01/14/2010 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	103,567
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	178,567
SOH/AGL Deduction	36,004
ASSESSED VALUE	142,563
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,563
TOTAL JUST VALUE	178,567
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1597/1981	12/19/2008	WD	U	I	05	60,714
GRANTOR: DUETSCHE BANK NATIONA						
GRANTEE: GREGORY JASON D						
1580/0538	8/07/2008	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: DUETSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W14 UOP=[YR=2008] N3 DCK=[YR=2008] N1 E3 N4 W3 N8 W11 L5 D5 S11 BAS=[YR=1993] W24 S24 E32 UOP=[YR=1993] S4 E21 N4 W21 $ E8 N24 W16 $ E4 N3 E12 $ W12 S3 E12 $ S24 E14 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

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	112.00	99.00	1.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	75,000							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS