LOT 33
NASSAU ACRES 2 PB 3/61

TRUETT JAMES E JR/TRUETT WILLIAM WAYNE
86002 OAK STREET
YULEE, FL 32097

2024

51-3N-27-4820-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

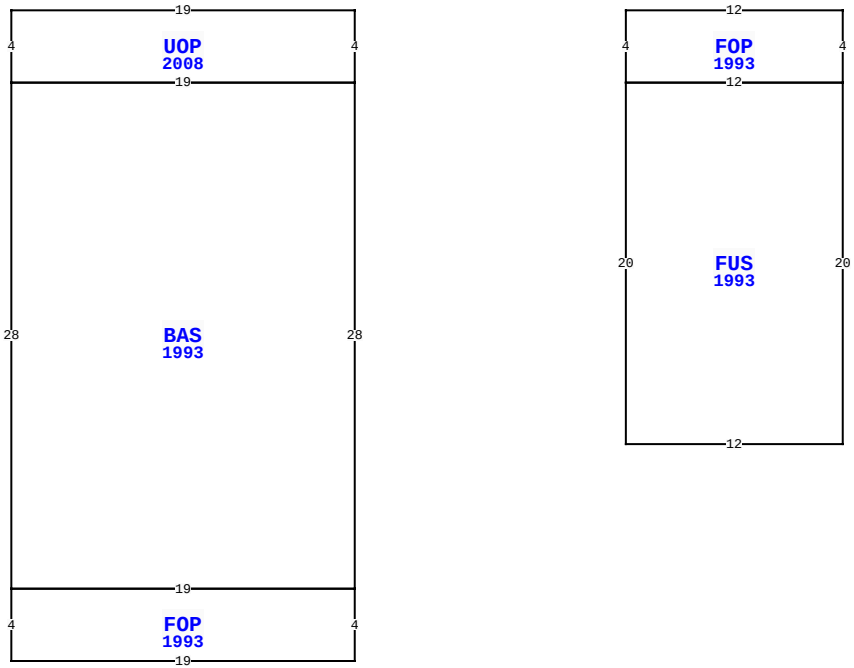
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100	532	42,075
FOP	48	30	14	1,107
FOP	76	30	23	1,819
FUS	240	100	240	18,981
UOP	76	20	15	1,186
TOTALS	972		824	65,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	824	100.0000	95.00	78,280	1985	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 0% - 0 Heated Area: 772 HX Base Yr



86012 OAK 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	65,168
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	115,168
SOH/AGL Deduction	26,737
ASSESSED VALUE	88,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,431
TOTAL JUST VALUE	115,168
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1909	9/23/2022	QC	U	I	11	100
GRANTOR: TRUETT JAMES E JR						
GRANTEE: TRUETT JAMES E JR &						
1686/1412	7/02/2010	WD	Q	I	01	60,000
GRANTOR: COFFEY JOHN J & STARL						
GRANTEE: TRUETT JAMES E JR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W19 S4 BAS=[YR=1993] S28 FOP=[YR=1993] S4 E19 N4 W19$ E19 N28 W19$ E19 N4$ PTR=E15 FOP=[YR=1993] E12 S4 FUS=[YR=1993] S20 W12N20 E12$ W12 N4$ W15$.

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		RSF-2	75.00	100.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS