LOT 7
IN OR 1350/1734
ROBERTS HIGHLANDS PB 5/5

PRATT RANDY L & BETTY S
86044 FAITH AVE
YULEE, FL 32097

2024

51-3N-27-4880-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
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

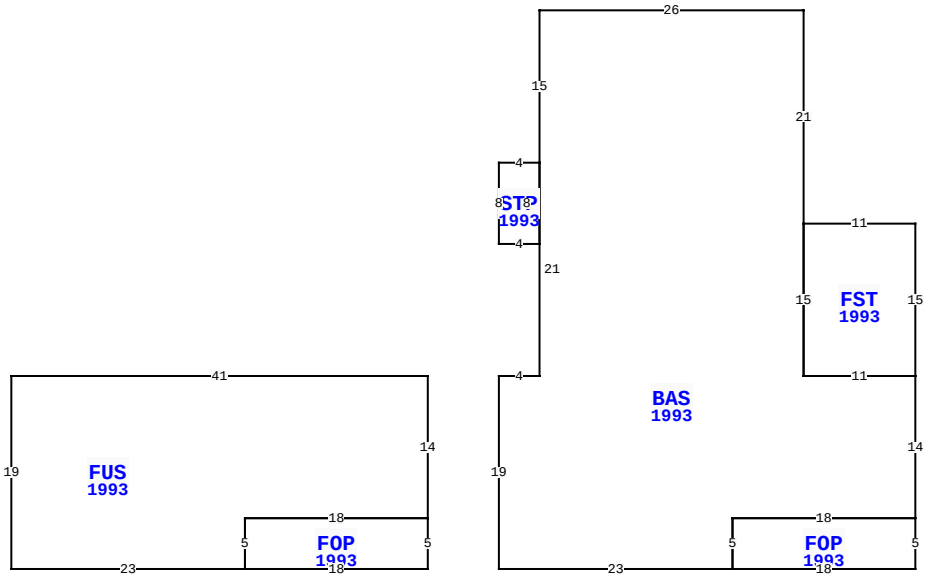
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,625	100	1,625	103,987
FOP	90	30	27	1,728
FOP	90	30	27	1,728
FST	165	55	91	5,824
FUS	689	100	689	44,091
STP	32	10	3	192
TOTALS	2,691		2,462	157,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,462	100.9920	95.94	236,204	1962	1962	0	0	0	33.30	66.70

1 SINGLE FAM – 100% - 2006 Heated Area: 2314 HX Base Yr 2006



86044 FAITH 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		157,548
TOTAL MARKET OB/XF VALUE		4,759
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		212,307
SOH/AGL Deduction		81,999
ASSESSED VALUE		130,308
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,308
TOTAL JUST VALUE		212,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/1734	9/19/2005	WD	U	I	05	92,500
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: PRATT RANDY L & BET						
1312/0410	4/25/2005	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-43,16] N21 W26 S15 S21 W4 S19 E23 N5 E18 N14 W11 N15 $
FUS=[YR=1993;ORIG=-121,31] E41 S14 W18 S5 W23 N19 $
FST=[YR=1993;ORIG=-32,16] W11 S15 E11 N15 $
FOP=[YR=1993;ORIG=-50,50] E18 N5 W18 S5 $
FOP=[YR=1993;ORIG=-80,45] S5 W18 N5 E18 $
STP=[YR=1993;ORIG=-69,10] W4 S8 E4 N8 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	2000	2000	3	79	1,643	
3	0351	CARPORT MT	0	100	31	24	744.00	SF	10.00	10.00	100	2024	2000		20	1,488	

LAND DESCRIPTION

TOTAL OB/XF 4,759

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	0005	RSF-2	90.00	115.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/15/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS