

NEASE DAVID J & KATHERINE TODD
86052 RUSH RD
YULEE, FL 32097

2024

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall15

Roof Structur03

Roof Cover03

Interior Wall05

Interior Floo14

Interior Floo08

Air Condition03

Heating Type04

Bedrooms3 100

Bathrooms3 100

Frame02

Stories Units1. 1. 100
0 100

BUD8 Adjustme04

Occupancy00

Quality03

DOR CODE0100

MAP NUM

NEIGHBORHOOD/LOC4053.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS1,9021001,902134,592

FGR4405524217,125

FOP33030997,006

TOTALS2,6722,243158,722

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

11242WD DECK A01001250600.00SF10.0010.00100199119913201,200

20511GARAGE CB-01002830840.00SF40.0040.001001994199436822,848

30681POLE SHED01001230360.00SF15.0015.00100199619963241,296

40825BRICK01000081.00SF12.5012.5010019981998393942

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000130CSFR WATER1000005OR150.00673.00150.00FF1.001.001.001,000.001,000.00150,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

150,000

Market:

0

Agricultural:

0

Common:

150,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PPS

REPL. COST NEWAYB

EYBECONFNCTNORM% COND

01002,243101.000095.95215,216197219720026.2573.75

Heated Area: 1902

HX Base Yr

BAS1993

FGR1993

FOP1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE158,722

TOTAL MARKET OB/XF VALUE26,286

TOTAL LAND VALUE - MARKET150,000

TOTAL MARKET VALUE335,008

SOH/AGL Deduction198,493

ASSESSED VALUE136,515

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE86,515

TOTAL JUST VALUE335,008

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE329,327

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU / I

V / I

RSN CD

SALE PRICE

0720/040812/16/1994WDUI01100

GRANTOR: NEASE NANCILE

GRANTEE: NEASE DAVID J & KAT

0560/04011/04/1989WDQI97,000

GRANTOR: UNDERWOOD LAMAR & J

GRANTEE: NEASE ED & NANCILE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W74 S40 E17 FOP=[YR=1993] E9 N6 E48 N3

FGR=[YR=1993] N20 W22 S20 E22 \$ W22 N3 W35 S12 \$ N12 E35 N17 E22 N11 \$.