IN OR 2235/1872

EZELL LANCE A
86118 RHO ER LAN PL
YULEE, FL 32097

2024

52-3N-27-0000-0002-0280

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	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

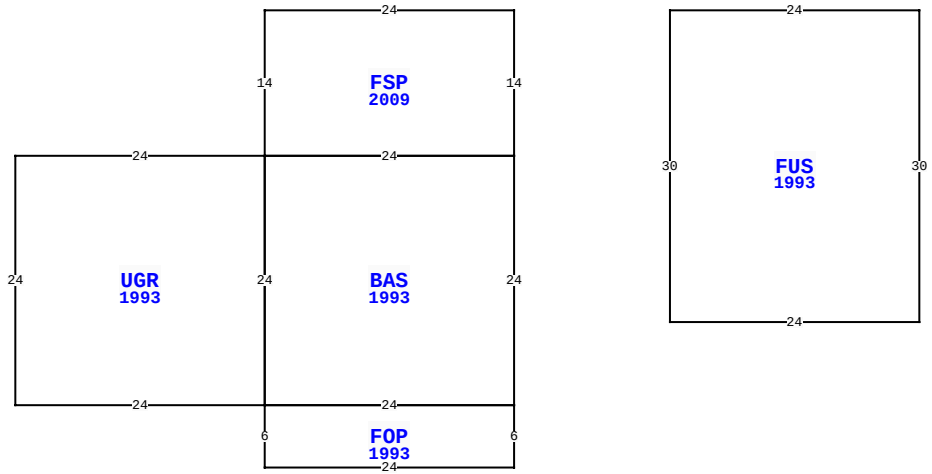
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	46,744
FOP	144	30	43	3,490
FSP	336	40	134	10,875
FUS	720	100	720	58,431
UGR	576	45	259	21,019
TOTALS	2,352		1,732	140,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,732	102.0000	96.90	167,831	1977	1987	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1296 HX Base Yr 2019



86118 RHO ER LAN PL, YULEE

BLD DATE		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		140,558
TOTAL MARKET OB/XF VALUE		4,360
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		294,918
SOH/AGL Deduction		122,434
ASSESSED VALUE		172,484
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,484
TOTAL JUST VALUE		294,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2235/1872	9/21/2018	QC	U	I	11	100
GRANTOR: EZELL GERALD & LINDA						
GRANTEE: EZELL LANCE A						
2235/1868	9/05/2018	QC	U	I	11	100
GRANTOR: EZELL RHONDA						
GRANTEE: EZELL LANCE A						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2009] W24 S14 UGR=[YR=1993] W24 S24 E24 N24 $
BAS=[YR=1993] S24 FOP=[YR=1993] S6 E24 N6 W24 $ E24 N24 W24 $
E24 N14 $ PTR= E15 FUS=[YR=1993] E24 S30 W24 N30 $ 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
1	0810	CONCRETE A	0	100	12	5	49.00	SF	6.50	6.50	100	1980	1980	3	32.5	104	
2	0681	POLE SHED	0	100	23	12	276.00	SF	15.00	15.00	100	2005	2005	3	40	1,656	
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2008	2008	3	52	2,600	

LAND DESCRIPTION

TOTAL OB/XF 4,360

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	000130	C	SFR WATER	100	0006	OR	150.00	450.00	150.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	150,000							

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