IN OR 956/1842

WILSON BRUCE EDWARD
86183 MERRYLENE ROAD
YULEE, FL 32097

2024

52-3N-27-0000-0002-0370

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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

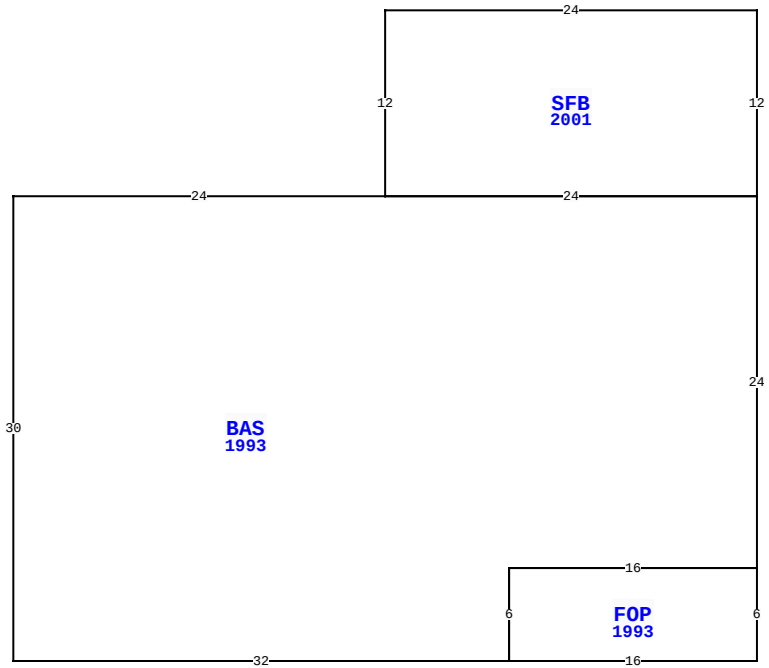
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	122,127
FOP	96	30	29	2,635
SFB	288	80	230	20,900
TOTALS	1,728		1,603	145,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,603	112.2000	106.59	170,864	1988	1993	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 2001 Heated Area: 1574 HX Base Yr 2001



86183 MERRYLENE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		150,181
TOTAL MARKET OB/XF VALUE		4,648
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		234,829
SOH/AGL Deduction		113,953
ASSESSED VALUE		120,876
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,876
TOTAL JUST VALUE		234,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002119	REPAIR/RRF	11,100	03/19/2020
B018299	NEW CONSTR	450	07/01/2001
94674	MH MOVE-ON	700	10/01/1994
8697	MH MOVE-ON	24,000	10/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0956/1842	11/03/2000	WD	Q	I		103,500
GRANTOR: GRAHAM DIANE L						
GRANTEE: WILSON BRUCE EDWARD						
0920/1675	2/18/2000	WD	Q	I		65,000
GRANTOR: THE PACETTI GROUP INC						
GRANTEE: GRAHAM DIANE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S30 E32 FOP=[YR=1993] E16 N6 W16 S6 $ N6 E16 N24 SFB=[YR=2001] N12 W24 S12 E24$ W24$.

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	1988	1988	3	64	2,240	
2	0810	CONCRETE A	0	100	0	0	555.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,966	
3	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1986	1986	3	20	192	
4	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	100	2001	2001	3	80	250	

LAND DESCRIPTION

TOTAL OB/XF 4,648

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/27/2020 BY NWX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
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

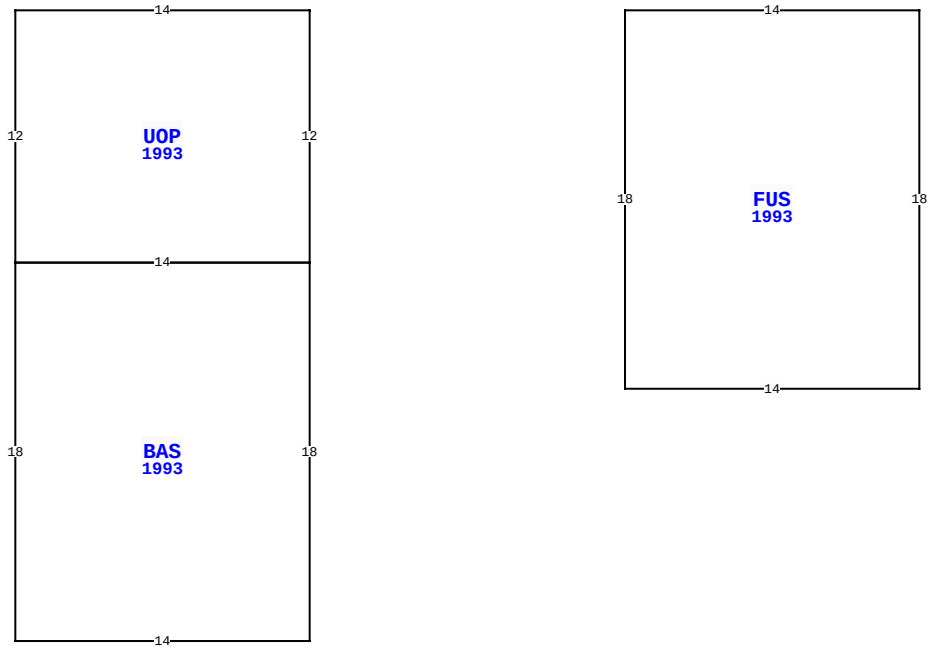
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100	252	2,117
FUS	252	100	252	2,117
UOP	168	20	34	286
TOTALS	672		538	4,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	538	70.0000	16.80	9,038	1986	1986	0	0	0	50.00	50.00

2 BARNS – 100% - 2001 Heated Area: 504 HX Base Yr 2001



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GRANTOR: THE PACETTI GROUP INC						
GRANTEE: GRAHAM DIANE L						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W14 S12 BAS=[YR=1993] S18 E14 N18 W14 $ E14 N12 $PTR= E15 FUS=[YR=1993] E14 S18 W14 N18 $ 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

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