PT JOHN D VAUGHAN GRANT
IN OR 2503/616
& EX PWR LINE ESMT PT

QUALITY BY DESIGN INC
38115 YALE CIR
LEESBURG, FL 34788

2024

52-3N-27-0000-0002-0450

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

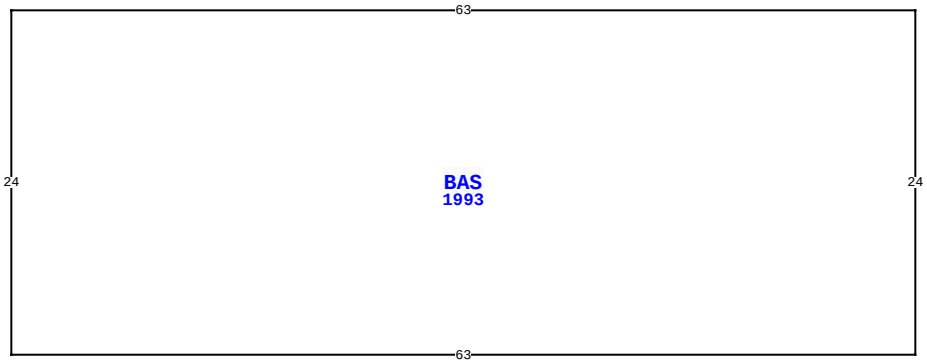
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	14,669
TOTALS	1,512		1,512	14,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,512	69.3000	48.51	73,347	1974	1974	0	0	20	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1512 HX Base Yr



86128 DI CHARIA ST, 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	14,669
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	225,860
TOTAL MARKET VALUE	240,529
SOH/AGL Deduction	40,282
ASSESSED VALUE	200,247
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,247
TOTAL JUST VALUE	240,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018570	XFOB	18,750	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/0616	9/30/2021	WD	Q	I	05	330,000
GRANTOR: BALLANCE ASHLEY						
GRANTEE: QUALITY BY DESIGN I						
2151/0784	10/11/2017	QC	U	I	11	8,000
GRANTOR: DICHARIA ANNA MARIE						
GRANTEE: BALLANCE ASHLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W63 S24 E63 N24 $.

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	000102	C	SFR/MH	0		OR	0.00	0.00	3.13	AC		1.00	1.00	0.90	80,000.00	72,000.00	225,360							
2	009520	C	LAKE	0		OR	0.00	0.00	0.20	AC		1.00	1.00	1.00	2,500.00	2,500.00	500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.33 Total Land Value: 225,860 Market: 0 Agricultural: 0 Common: 225,860 PRINTED 08/06/2024 BY SYS