

PT JOHN D VAUGHAN GRANT
SEC 52-3N-27E IN OR 1751/56
(EX ESMT IN OR 677/422)

DERAMUS KENNETH S & RACHEL T
86062 JENNY LANE
YULEE, FL 32097

2024

52-3N-27-0000-0002-0520



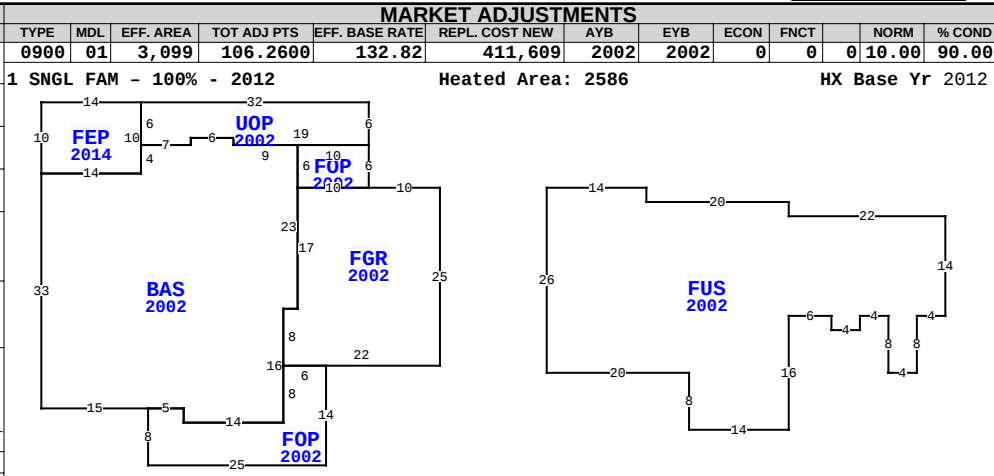
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,282	100	1,282	153,248
FEP	140	80	112	13,388
FGR	516	55	284	33,949
FOP	60	30	18	2,152
FOP	208	30	62	7,412
FUS	1,304	100	1,304	155,877
UOP	186	20	37	4,423
TOTALS	3,696		3,099	370,448

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,896.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00
4	0810	CONCRETE A	0	100	40	10	400.00	SF	6.50
5	0510	GARAGE WD-	0	100	12	20	240.00	SF	35.00
6	0861	POOL GUNIT	0	100	0	0	558.00	SF	85.00
7	0855	CONC PAVER	0	100	0	0	1,400.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.00



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

EXTRA FEATURES									
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		370,448	
TOTAL MARKET OB/XF VALUE		111,328	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		641,776	
SOH/AGL Deduction		255,199	
ASSESSED VALUE		386,577	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		336,577	
TOTAL JUST VALUE		641,776	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		627,908	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007822	SWIM POOL	67,500	09/17/2021
B1429040	30X40FDG	50,976	07/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1751/0056	8/05/2011	WD Q	Q	I	01
GRANTOR: SHOUGH CHARLES & SHON					SALE PRICE
GRANTEE: DERAMUS KENNETH S &					
0949/1193	9/18/2000	WD Q	Q	V	
GRANTOR: EISENHAUER DENNIS					40,000
GRANTEE: SHOUGH CHARLES & SH					

BUILDING NOTES									
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BUILDING DIMENSIONS

FGR=[YR=2002] W10 FOP=[YR=2002] N6 UOP=[YR=2002] N6 W32

FEP=[YR=2014] W14 S10 BAS=[YR=2002] S33 E15 FOP=[YR=2002]

S8 E25 N14 W6 S8 W14 N2 W5 \$ E5 S2 E14 N16 E2 N23 W9 N1 W6 S1

W7 S4 W14 \$ E14 N10 \$ S6 E7 N1 E6 S1 E19 \$ W10 S6 E10 \$ W10

S17 W2 S8 E22 N25 \$ PTR= E15 FUS=[YR=2002] E14 S2 E20 S2 E22

S14 W4 S8 W4 N8 W4 S2 W4 N2 W6 S16 W14 N8 W20 N26 \$ W15 \$.