PT E WATERMAN GRANT
SEC 50-3N-27E & PT WILLIAM J
LOFTON GRANT SEC 55-3N-27E IN

MARTIN ALEX R
76105 QUAIL RIDGE ROAD
YULEE, FL 32097

2024

55-3N-27-0000-0003-0010

NASSAU COUNTY PROPERTY

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 100
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

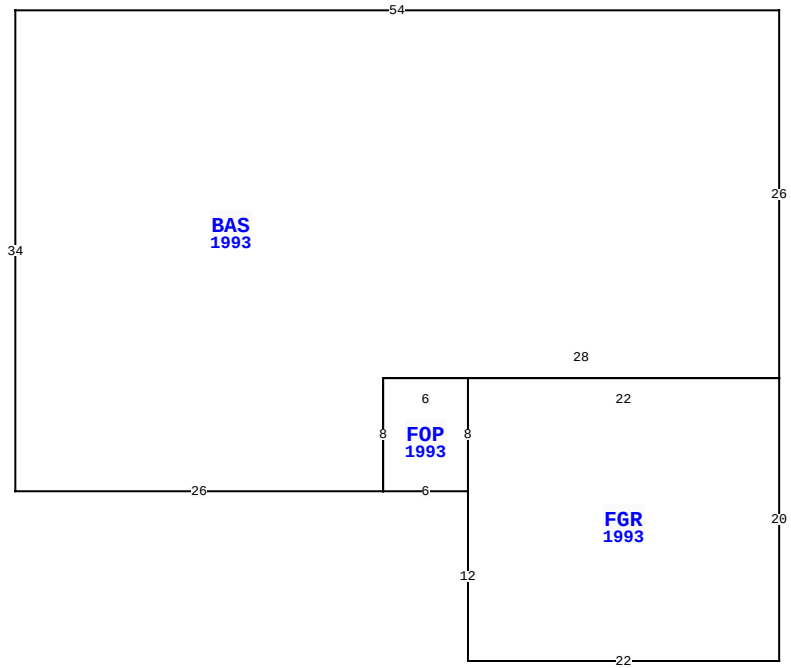
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1,612	135,544
FGR	440	55	242	20,348
FOP	48	30	14	1,177
TOTALS	2,100		1,868	157,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,868	106.0000	100.70	188,108	1986	1986	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1612 HX Base Yr 2019



76105 QUAIL RIDGE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		157,070
TOTAL MARKET OB/XF VALUE		3,206
TOTAL LAND VALUE - MARKET		81,600
TOTAL MARKET VALUE		241,876
SOH/AGL Deduction		68,870
ASSESSED VALUE		173,006
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,006
TOTAL JUST VALUE		241,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E98 4450	REMODEL	100	03/02/1998
B98 4631	REMODEL	12,093	03/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2667/1124	9/18/2023	QC	U	I	11	100
GRANTOR: MOORE-MARTIN LISA K						
GRANTEE: MARTIN ALEX R						
2645/1936	5/22/2023	QC	U	I	11	100
GRANTOR: MARTIN STEVEN D						
GRANTEE: MARTIN ALEX R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S34 E26 FOP=[YR=1993] E6 FGR=[YR=1993] S12 E22 N20 W22 S8 $ N8 W6 S8 $ N8 E28 N26 $.

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	15	6	90.00	SF	6.50	6.50	100	1986	1986	3	49.5	290	
2	0811	CONCRETE B	0	100	27	21	567.00	SF	5.20	5.20	100	1986	1986	3	49.5	1,459	
3	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	100	1986	1986	3	49.5	257	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,206

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	000100	C	SFR	100		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	80,000.00	80,000.00	81,600							

REVIEW DATE 03/24/2020 BY NWP Total Acres: 1.02 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 08/06/2024 BY SYS