IN OR 2399/921

**FOSS JANICE**
76417 TOM BURNEY ROAD
YULEE, FL 32097

**2024**

**55-3N-27-0000-0004-0020**

## BUILDING CHARACTERISTICS

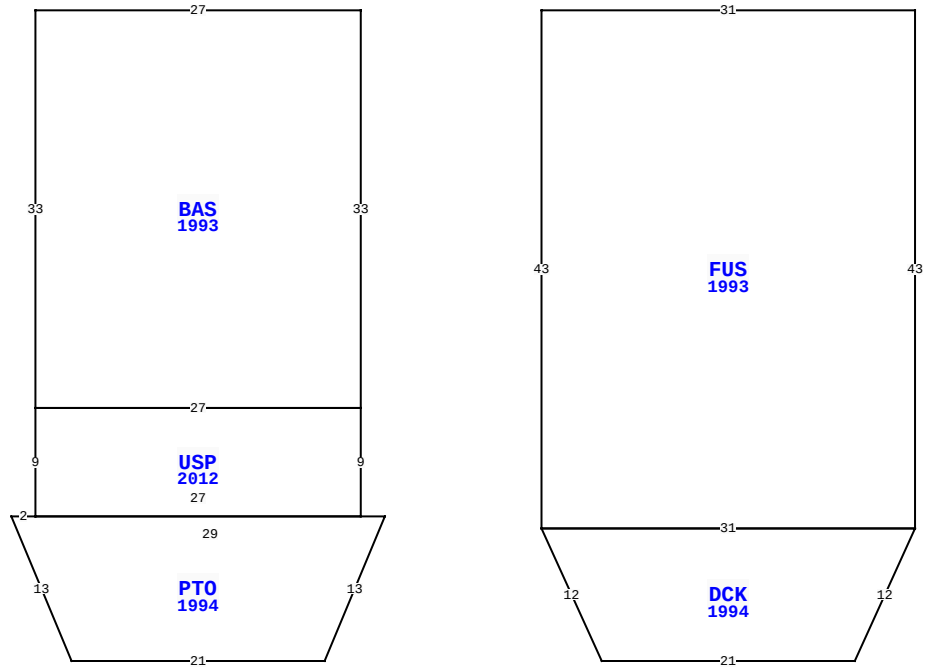
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD ON PLY 50 |
| Exterior Wall | 15 | CONC BLOCK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 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 | 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 | 891 | 100 | 891 | 60,556 |
| DCK | 286 | 10 | 29 | 1,971 |
| FUS | 1,333 | 100 | 1,333 | 90,596 |
| PTO | 312 | 5 | 16 | 1,088 |
| USP | 243 | 30 | 73 | 4,962 |
| TOTALS | 3,065 | | 2,342 | 159,173 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,342 | 92.6100 | 87.98 | 206,049 | 1975 | 1985 | 0 | 0 | 0 | 22.75 | 77.25 |

1 SINGLE FAM – 0% - 0 Heated Area: 2224 HX Base Yr




76417 TOM BURNEY RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 163,889 |
| TOTAL MARKET OB/XF VALUE | 3,038 |
| TOTAL LAND VALUE - MARKET | 291,720 |
| TOTAL MARKET VALUE | 458,647 |
| SOH/AGL Deduction | 149,480 |
| ASSESSED VALUE | 309,167 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 309,167 |
| TOTAL JUST VALUE | 458,647 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 384,357 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2399/0921 | 10/02/2020 | QC | U | I | 11 | 100 |
| GRANTOR: FINLEY TIFFANY BROOKE | | | | | | |
| GRANTEE: FOSS JANICE | | | | | | |
| 2239/1107 | 11/16/2018 | WD | U | I | 12 | 250,000 |
| GRANTOR: RMAC TRUST SERIES 201 | | | | | | |
| GRANTEE: FINLEY TIFFANY BROO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W27 S33 USP=[YR=2012] S9 PTO=[YR=1994] W2 D12 R5 E21 U12 R5 W29$ E27 N9 W27$ E27 N33 $ PTR= E15 FUS=[YR=1993] E31 S43 DCK=[YR=1994] D11 L5 W21 U11 L5 E31$ W31 N43 $ 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 | 0 | 0 | 0 | 106.00 | SF | 4.36 | 4.36 | 100 | 1980 | 1980 | 3 | 32.5 | 150 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 28 | 28 | 784.00 | SF | 10.00 | 10.00 | 100 | 1980 | 1980 | 3 | 20 | 1,568 | |
| 3 | 0681 | POLE SHED | 0 | 0 | 20 | 22 | 440.00 | SF | 15.00 | 15.00 | 100 | 1989 | 1989 | 3 | 20 | 1,320 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,038

| 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 | 0 | | OR | 0.00 | 0.00 | 5.61 | AC | | 1.00 | 1.00 | 0.65 | 80,000.00 | 52,000.00 | 291,720 | | | | | | | |

REVIEW DATE 02/02/2024 BY NWA Total Acres: 5.61 Total Land Value: 291,720 Market: 0 Agricultural: 0 Common: 291,720 PRINTED 08/06/2024 BY SYS

IN OR 2399/921

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YULEE, FL 32097

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## BUILDING CHARACTERISTICS

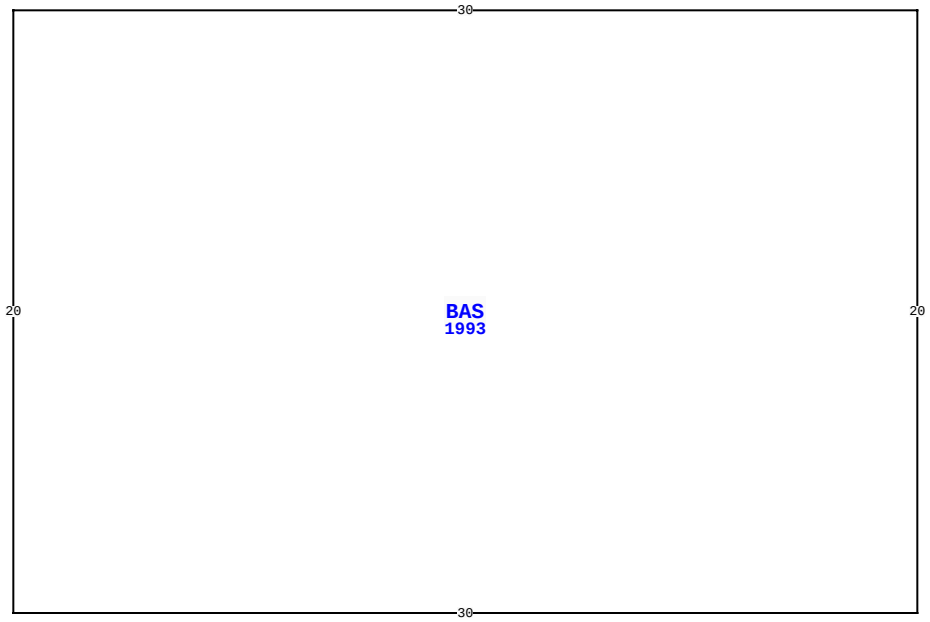
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 0 100 |
| Frame | 01 | TYP WD 100 |
| Story Height | | 0 100 |
| RMS | | 1 100 |
| Stories | 0 | 0 100 |
| Class | 00 | . 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 | 600 | 100 | 600 | 4,716 |
| TOTALS | 600 | | 600 | 4,716 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8600 | 06 | 600 | 65.4931 | 15.72 | 9,432 | 1977 | 1977 | 0 | 0 | 0 | 50.00 | 50.00 |

2 BARNS – 0% - 0 Heated Area: 600 HX Base Yr

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| BLD DATE | | LGL DATE | |
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|---|---|---|---|
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| GRANTOR: FINLEY TIFFANY BROOKE | | | | | | |
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| GRANTOR: RMAC TRUST SERIES 201 | | | | | | |
| GRANTEE: FINLEY TIFFANY BROO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W30 S20 E30 N20$ .

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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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