IN OR 2353/905

GIBSON LACIE NOELLE
153192 CR 108
YULEE, FL 32097

2025

07-3N-26-0000-0003-0050

BUILDING CHARACTERISTICS

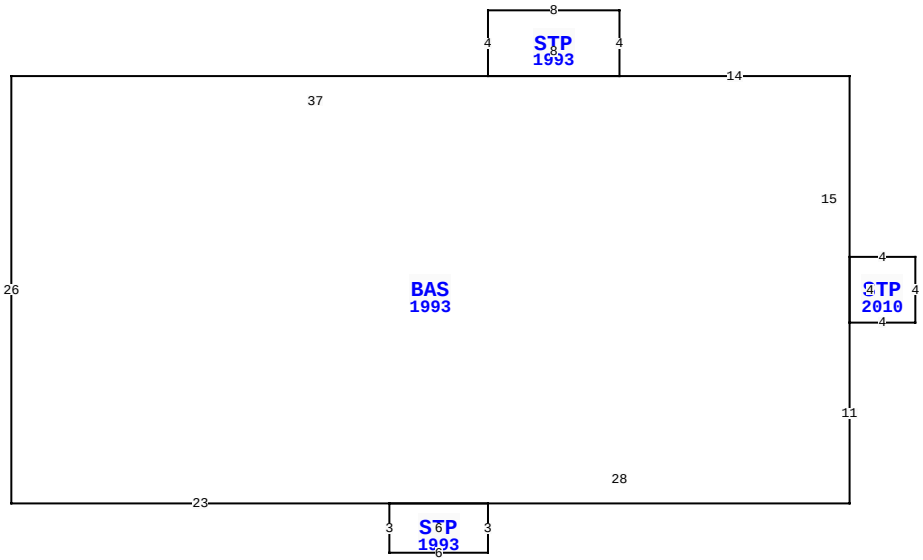
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100	1993	1,326	126,686
STP	18	10	1993	2	191
STP	32	10	1993	3	287
STP	16	10	2010	2	191
TOTALS	1,392			1,333	127,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,333	140.5040	140.50	187,286	1969	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1326 HX Base Yr 2021



153192 CR 108, 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		127,354
TOTAL MARKET OB/XF VALUE		432
TOTAL LAND VALUE - MARKET		9,450
TOTAL MARKET VALUE		137,236
SOH/AGL Deduction		0
ASSESSED VALUE		137,236
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,514
TOTAL JUST VALUE		137,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/0905	4/09/2020	SW	Q	I	01	143,500
GRANTOR: 153192 CR 108 LAND TR						
GRANTEE: GIBSON LACIE NOELLE						
2257/0299	2/20/2019	QC	U	I	11	34,000
GRANTOR: MERLO DENISE M & MARC						
GRANTEE: 153192 CR 108 LAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 STP=[YR=1993] N4 W8 S4 E8 $ W37 S26 E23 STP=[YR=1993] S3 E6 N3 W6 $ E28 N11 STP=[YR=2010] E4 N4 W4 S4 $ N15 $.

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	0	0	80.00	SF	6.50	6.50	100	2004	2004	3	83	432	

LAND DESCRIPTION

TOTAL OB/XF 432

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	RES	100		OR	0.00	0.00	0.21	AC		1.00	1.00	1.00	45,000.00	45,000.00	9,450							

REVIEW DATE 04/12/2021 BY KBA Total Acres: 0.21 Total Land Value: 9,450 Market: 0 Agricultural: 0 Common: 9,450 PRINTED 07/30/2025 BY SYS