PT GOVT LOT 1 OF SEC 7-3N-26E
IN OR 2625/1624 (EX ESMT IN
OR 614/1069)

JONES SANDRA Y/JONES KENDALL LATRELL ET AL
153009 CR 108
YULEE, FL 32097

2025

07-3N-26-0000-0006-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

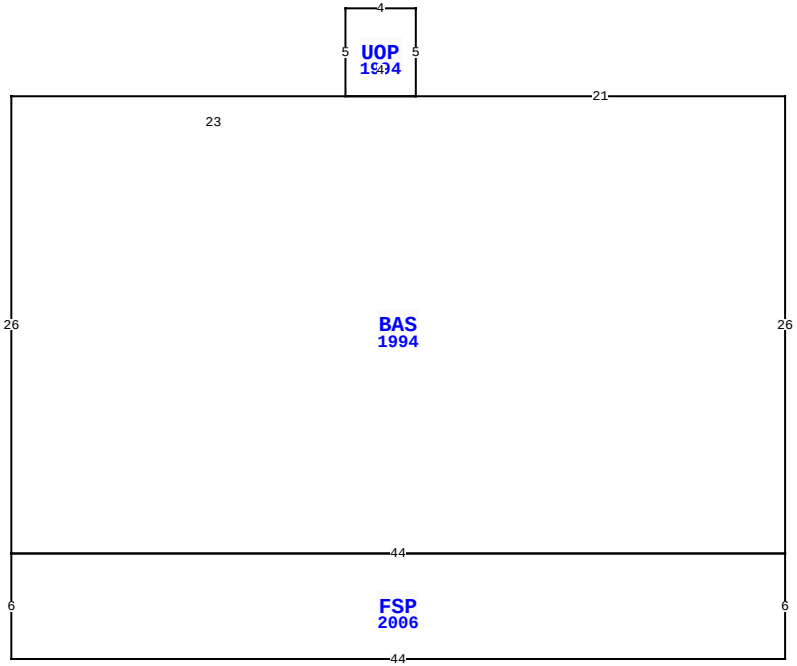
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1994	1,144	112,584
FSP	264	40	2006	106	10,432
UOP	20	20	1994	4	394
TOTALS	1,428			1,254	123,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,254	115.4400	115.44	144,762	1994	1994	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 0 Heated Area: 1144 HX Base Yr 1989



153009 CR 108, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		123,410
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		145,910
SOH/AGL Deduction		63,285
ASSESSED VALUE		82,625
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		26,903
TOTAL JUST VALUE		145,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002060	REPAIR/RRF	8,400	03/01/2018
94-0672	NEW CONSTR	49,495	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/1624	3/11/2023	QC	U	I	11	100
GRANTOR: JONES SANDRA Y &						
GRANTEE: JONES SANDRA Y & SA						
2077/0846	10/11/2016	QC	U	I	11	100
GRANTOR: JONES SANDRA						
GRANTEE: JONES SANDRA A ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W21 UOP=[YR=1994] N5 W4 S5 E4$ W23 S26
FSP=[YR=2006] S6 E44 N6 W44$ E44 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

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	000100	C	RES	100	0004	OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	22,500							

REVIEW DATE 03/27/2020 BY KBP Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 07/30/2025 BY SYS