PT OF E 1/2 OF SE 1/4
OR 2089/173
ESMT IN OR 324/814

SLATE REBECCA LINDSEY
75004 BISON LN
YULEE, FL 32097

2025

08-2N-27-0000-0005-0060

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	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 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

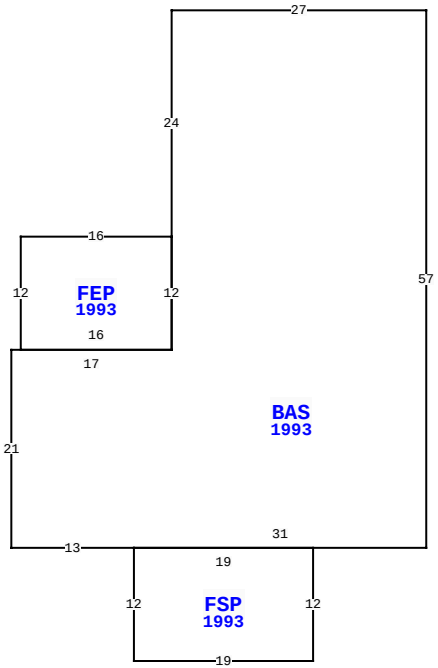
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1993	1,896	168,110
FEP	192	80	1993	154	13,654
FSP	228	40	1993	91	8,069
TOTALS	2,316			2,141	189,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,141	107.8000	107.80	230,800	1982	1982	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 2017 Heated Area: 1896 HX Base Yr 2017



75004 BISON LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		189,833
TOTAL MARKET OB/XF VALUE		2,680
TOTAL LAND VALUE - MARKET		454,410
TOTAL MARKET VALUE		646,923
SOH/AGL Deduction		406,770
ASSESSED VALUE		240,153
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		189,431
TOTAL JUST VALUE		646,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2089/0173	12/14/2016	TD	U	I	11	100
GRANTOR: BENHAM BARBARA TRUSTE						
GRANTEE: SLATE REBECCA LINDS						
2084/1788	11/09/2016	FJ	U	I	11	100
GRANTOR: LINDSEY CHARLES R EST						
GRANTEE: CHARLES RANDEL LIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S24 FEP=[YR=1993] W16 S12 E16 N12 $ S12 W17 S21 E13 FSP=[YR=1993] S12 E19 N12 W19 $ E31 N57 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0681	POLE SHED	0	100	10	24	240.00	SF	15.00	15.00	100	1990	1990	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 2,680

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	8.91	AC		1.00	1.00	0.60	85,000.00	51,000.00	454,410							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 8.91 Total Land Value: 454,410 Market: 0 Agricultural: 0 Common: 454,410 PRINTED 07/30/2025 BY SYS