PT OF NW1/4 OF SEC 8-3N-26E
IN OR 1168/200
ESMT IN OR 2537-1721

KRONBACH GEORGE
67043 OWENS FARM ROAD
YULEE, FL 32097

2025

08-3N-26-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

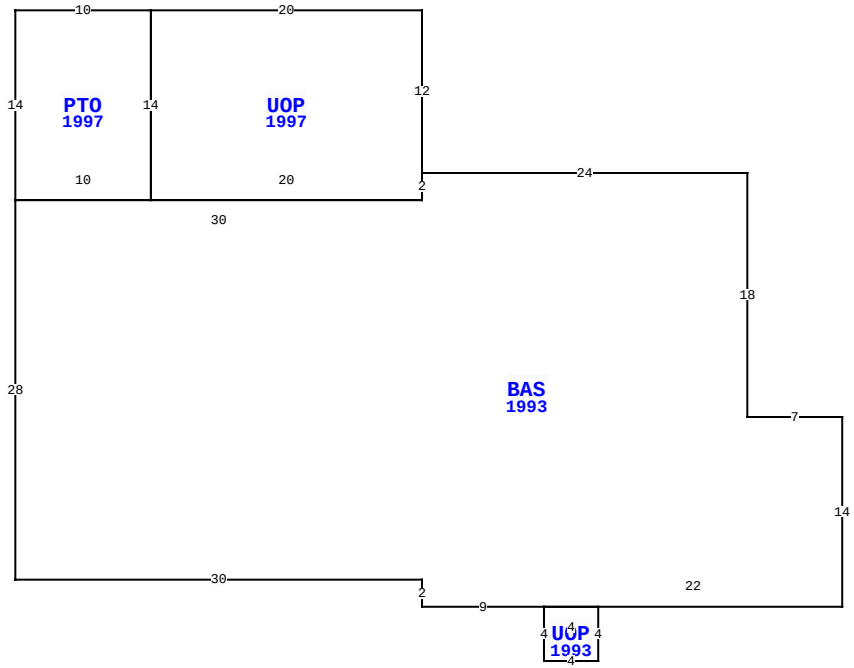
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	1,706	100	1993	1,706	140,734
PTO	140	5	1997	7	578
UOP	16	20	1993	3	248
UOP	280	20	1997	56	4,620
TOTALS	2,142			1,772	146,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,772	98.5000	98.50	174,542	1940	1988	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 2003 Heated Area: 1706 HX Base Yr 2003



67043 OWENS FARM RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		146,179
TOTAL MARKET OB/XF VALUE		8,601
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		274,780
SOH/AGL Deduction		144,244
ASSESSED VALUE		130,536
TOTAL EXEMPTION VALUE	HX HB WR DX	60,722
BASE TAXABLE VALUE		69,814
TOTAL JUST VALUE		274,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1168/0200	9/04/2003	QC	Q	I	01	100
GRANTOR: KRONBACH GEORGE & JAC						
GRANTEE: KRONBACH GEORGE						
0792/0580	5/05/1997	WD	Q	I		105,000
GRANTOR: VANZANT LARRY						
GRANTEE: KRONBACH GEORGE & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N18 W24 UOP=[YR=1997] N12 W20 PTO=[YR=1997] W10 S14 E10 N14 $ S14 E20 N2 $ S2 W30 S28 E30 S2 E9 UOP=[YR=1993] S4 E4 N4 W4 $ E22 N14 $.

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	0940	SHEDS/PORT	0	100	0	0	96.00	SF	30.00	30.00	100	1981	1981	3	20	576	
2	0820	WOOD WALK	0	100	0	0	141.00	SF	11.75	11.75	100	1985	1985	3	40	663	
3	0810	CONCRETE A	0	100	14	36	504.00	SF	6.50	6.50	100	1990	1990	3	57	1,867	
4	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50	100	1997	1997	3	72	983	
5	0200	BARN WD 0-	0	100	0	0	936.00	SF	20.00	20.00	100	1990	1990	3	20	3,744	
6	0680	POLE SHED	0	100	24	10	240.00	SF	10.00	10.00	100	2004	2004	3	32	768	

LAND DESCRIPTION

TOTAL OB/XF 8,601

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	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS