



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		4 100
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4049.00
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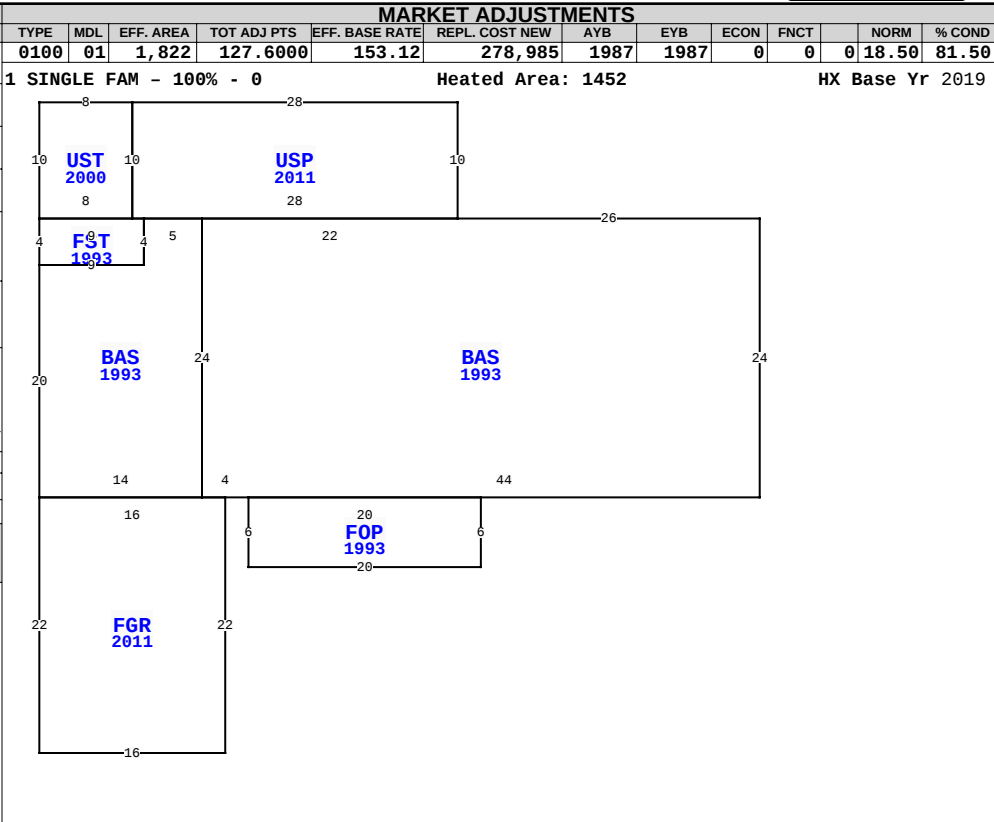
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	1993	300	37,438
BAS	1,152	100	1993	1,152	143,761
FGR	352	55	2011	194	24,210
FOP	120	30	1993	36	4,492
FST	36	55	1993	20	2,496
USP	280	30	2011	84	10,483
UST	80	45	2000	36	4,492

TOTALS	2,320			1,822	227,373
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	36	9	324.00	SF	6.24
2	0510	GARAGE WD-	0	100	20	12	240.00	SF	33.60
3	1076	TRELLIS A	0	100	10	6	60.00	SF	9.00
4	0810	CONCRETE A	0	100	20	13	260.00	SF	7.80
5	0810	CONCRETE A	0	100	0	0	145.00	SF	7.80

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF	1100.00	301.00	1.00

REVIEW DATE	03/23/2020	BY	NWP
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BLD DATE	03/16/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/02/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF									
8,653									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF	1100.00	301.00	1.00

TOTAL OB/XF									
8,653									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF	1100.00	301.00	1.00

REVIEW DATE	03/23/2020	BY	NWP
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Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		254,364	
TOTAL MARKET OB/XF VALUE		8,653	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		338,017	
SOH/AGL Deduction		189,099	
ASSESSED VALUE		148,918	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		98,196	
TOTAL JUST VALUE		338,017	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		280,179	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006826	GARAGE	0	01/01/2017
E24209	NEW CONSTR	0	12/01/2011
R12790	REPAIR/RRF	1,500	12/01/2011
B25257	ADDITION	13,605	10/01/2011
B24124	REPAIR/RRF	1,402	11/01/2010
4182	NEW CONSTR	35,040	06/17/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2280/0645	5/16/2019	LE U	I	11	100
GRANTOR: OGBURN MINNIE D & CHA					
GRANTEE: BATEMAN BRANDY					
2280/0643	5/16/2019	QC U	I	11	100
GRANTOR: OGBURN MINNIE D BATEM					
GRANTEE: OGBURN MINNIE & CHA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W26 USP=[YR=2011] N10 W28 UST=[YR=2000] W8 S10 FST=[YR=1993] S4 BAS=[YR=1993] S20 FGR=[YR=2011] S22 E16 N22 W16\$ E14 N24 W5 S4 W9\$ E9 N4 W9\$ E8 N10\$ S10 E28\$ W22 S24 E4 FOP=[YR=1993] S6 E20 N6 W20\$ E44 N24\$.									

TOTAL OB/XF									
8,653									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF	1100.00	301.00	1.00

REVIEW DATE	03/23/2020	BY	NWP
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Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
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OGBURN MINNIE D & OGBURN CHARLES L/E/
86037 SPRING MEADOW AVE
YULEE, FL 32097

09-2N-27-1950-0003-0000

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