

POORE TRACY B/POORE COREY E
86096 SPRING MEADOW AV
YULEE, FL 32097

09-2N-27-1950-0011-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall15CONC BLOCK 90

Exterior Wall20FACE BRICK 10

Roof Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms1 100

Frame Stories Units Occupancy02WOOD FRAME 100
1. 100
0 100
00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4049.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,04010019931,040115,049

BAS312100201231234,514

STP151019932221

UOP192202024384,204

TOTALS1,5591,392153,989

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000789.00SF7.807.80100199019903573,508

20940SHEDS/PORTE01002412288.00SF36.0036.0010020252019828,502

30351CARPORT MTE01002218396.00SF12.0012.0010020252021904,277

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOCCZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% COND TOT ADJUNIT PRICERADJ UNIT PRICELAND VALUETOHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-1100.00220.001.00LT1.001.001.0075,000.0075,000.0075,000REVIEW DATE 03/23/2020 BY NWP Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,392112.1120134.53187,266199019900017.7782.23

SINGLE FAM - 100% - 2015Heated Area: 1352HX Base Yr 2015

Diagram showing building footprint with dimensions and annotations:

Annotations include: BAS 1993, BAS 2012, STP 1993, UOP 2024.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE153,989

TOTAL MARKET OB/XF VALUE16,287

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE245,276

SOH/AGL Deduction120,643

ASSESSED VALUE124,633

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE73,911

TOTAL JUST VALUE245,276

NCON VALUE16,983

INCOME VALUE

PREVIOUS YEAR MKT VALUE192,360

SALES DATA

OFF RECORD NumberDATETYPEINSTQUARTERVI RSNSALE PRICE

1947/064111/12/2014WDQI02124,900

GRANTOR: COLLINS LINDA DIANE

GRANTEE: POORE TRACY B & COR

1240/05866/23/2004WDQI112,000

GRANTOR: KEENE TERRY S & ELIZA

GRANTEE: COLLINS LINDA DIANE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W40 S26 E12 E28 N26 \$
BAS=[YR=2012;ORIG=-40,0] W12 S26 E12 N26 \$
STP=[YR=1993;ORIG=-28,26] S3 E5 N3 W5 \$
UOP=[YR=2024;ORIG=-52,0] E12 E12 N8 W24 S8 \$