LOTS 3 & 4
IN OR 582 PG 386 &
OR 566 PG 997

SADOWSKI RUSSELL W
75002 PASSPORT COURT
YULEE, FL 32097

2025

18-2N-27-4317-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

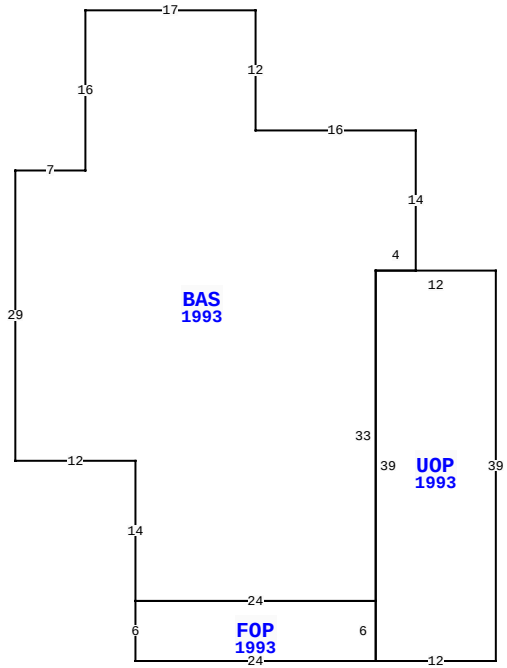
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	25	MOD METAL 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,756	100	1993	1,756	110,716
FOP	144	30	1993	43	2,711
UOP	468	20	1993	94	5,927
TOTALS	2,368			1,893	119,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,893	98.9800	98.98	187,369	1989	1989	0	0	20	16.30	63.70

1 SINGLE FAM – 100% - 0 Heated Area: 1756 HX Base Yr



75002 PASSPORT CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		152,642
TOTAL MARKET OB/XF VALUE		7,941
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		290,583
SOH/AGL Deduction		114,967
ASSESSED VALUE		175,616
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,894
TOTAL JUST VALUE		290,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905967	GARAGE	21,000	04/01/1999
95-02324	XFOB	10,880	10/01/1995
5666	ADDITION	24,465	04/20/1989
7771	MH MOVE-ON	1,000	04/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0582/0386	10/24/1989	WD	Q	V		30,000
GRANTOR: SCHOOLEY ANNE Z						
GRANTEE: SADOWSKI RUSSELL W						
0582/0385	10/24/1989	QC	Q	V	01	100
GRANTOR: ZELL DONALD & M R						
GRANTEE: SCHOOLEY ANNE Z						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N12 W17 S16 W7 S29 E12 S14 FOP=[YR=1993] S6 E24 UOP=[YR=1993] E12 N39 W12 S39$ N6 W24$ E24 N33 E4 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	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1989	1989	3	20	1,000	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	1991	1991	3	20	240	
4	0820	WOOD WALK	0	100	21	5	105.00	SF	11.75	11.75	100	1991	1991	3	40	494	
5	0300	BOAT DCK W	0	100	32	3	96.00	SF	40.00	40.00	100	1993	1993	3	20	768	
6	0820	WOOD WALK	0	100	0	0	156.00	SF	11.75	11.75	100	1991	1991	3	40	733	
7	0820	WOOD WALK	0	100	13	4	52.00	SF	11.75	11.75	100	1999	1999	3	40	244	
8	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	1990	1990	3	20	384	
9	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	1990	1990	3	20	240	
10	1242	WD DECK A	0	0	12	9	108.00	SF	10.00	10.00	100	1997	1997	3	20	216	

TOTAL OB/XF 6,559

LAND DESCRIPTION

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	000134	C	RES POND	100		RM	0.00	0.00	2.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	130,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS

LOTS 3 & 4
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OR 566 PG 997

SADOWSKI RUSSELL W
75002 PASSPORT COURT
YULEE, FL 32097

2025

18-2N-27-4317-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

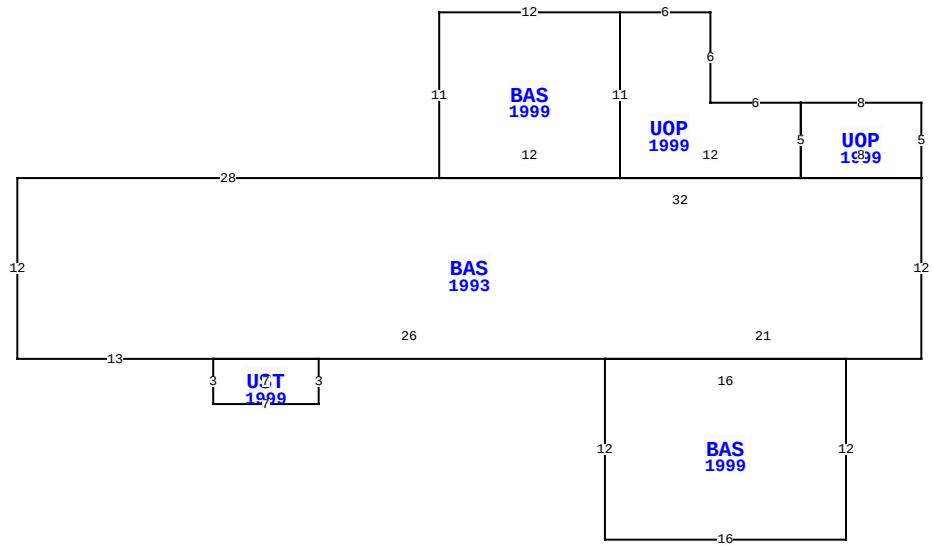
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	16,416
BAS	132	100	1999	132	3,010
BAS	192	100	1999	192	4,378
UOP	40	25	1999	10	228
UOP	96	25	1999	24	547
UST	21	55	1999	12	274
TOTALS	1,201			1,090	24,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,090	95.0000	76.00	82,840	1982	1982	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1044 HX Base Yr



75002 PASSPORT CT, YULEE

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		152,642
TOTAL MARKET OB/XF VALUE		7,941
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		290,583
SOH/AGL Deduction		114,967
ASSESSED VALUE		175,616
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,894
TOTAL JUST VALUE		290,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0582/0386	10/24/1989	WD	Q	V		30,000
GRANTOR: SCHOOLEY ANNE Z						
GRANTEE: SADOWSKI RUSSELL W						
0582/0385	10/24/1989	QC	Q	V	01	100
GRANTOR: ZELL DONALD & M R						
GRANTEE: SCHOOLEY ANNE Z						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1999] W8 UOP=[YR=1999] W6 N6 W6 BAS=[YR=1999] W12 S11 BAS=[YR=1993] W28 S12 E13 UST=[YR=1999] S3 E7 N3 W7$ E26 BAS=[YR=1999] S12 E16 N12 W16$ E21 N12 W32$ E12 N11$ S11 E12 N5$ S5 E8 N5$.

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
11	0681	POLE SHED	0	0	24	16	384.00	SF	15.00	15.00	100	1997	1997	3	24	1,382	

LAND DESCRIPTION

TOTAL OB/XF 1,382

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS

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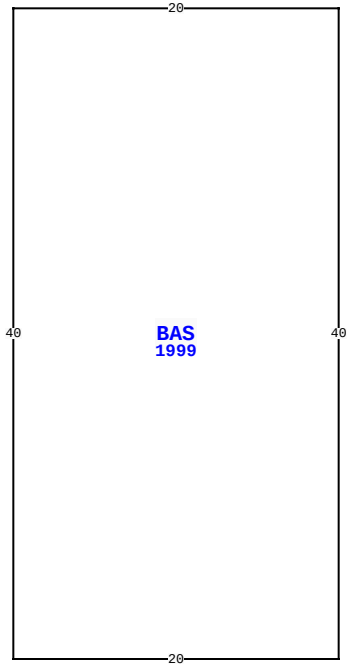
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1999	800	8,436
TOTALS	800			800	8,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	50.0000	18.50	14,800	1999	1999	0	0	0	43.00	57.00

3 GARAGE RES – 100% - 0 Heated Area: 800 HX Base Yr



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GRANTEE: SADOWSKI RUSSELL W						
0582/0385	10/24/1989	QC	Q	V	01	100
GRANTOR: ZELL DONALD & M R						
GRANTEE: SCHOOLEY ANNE Z						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W20 S40 E20 N40$.

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS