PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 649/1023
(EX R/W IN OR 210/145)

WILLIAMS ESTELLA T EST
C/O CLARENCE WILLIAMS, PO BOX 1105
YULEE, FL 32041-1105

2025

24-2N-28-0000-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

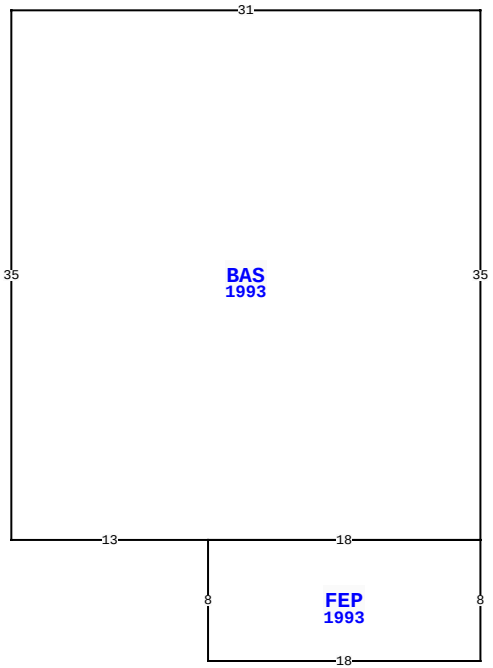
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	4025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,085	100	1993	1,085	104,374
FEP	144	80	1993	115	11,063
TOTALS	1,229			1,200	115,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,200	116.1760	116.18	139,416	1976	1986	0	0	0	17.20	82.80

1 SINGLE FAM – 0% - 0 Heated Area: 1085 HX Base Yr



464124 SR 200, 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	115,436
TOTAL MARKET OB/XF VALUE	632
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	176,068
SOH/AGL Deduction	28,306
ASSESSED VALUE	147,762
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,762
TOTAL JUST VALUE	176,068
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22464	REMODEL	21,114	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0649/1023	2/24/1992	WD	U	I	07	100
GRANTOR: WILLIAMS CLARA B						
GRANTEE: WILLIAMS ESTELLA T						
0632/1062	8/02/1991	WD	Q	I	01	100
GRANTOR: BAKER CLARA & JERRIE						
GRANTEE: WILLIAMS ESTELLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 S35 E13 FEP=[YR=1993] S8 E18 N8 W18$ E18 N35$.

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	0810	CONCRETE A	0	0	0	0	160.00	SF	6.50	6.50	100	1980	1980	3	30	312	
2	1242	WD DECK A	0	0	20	4	80.00	SF	10.00	10.00	100	2010	2010	3	40	320	

LAND DESCRIPTION

TOTAL OB/XF 632

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	0	0004	RM	50.00	115.00	50.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	60,000							

REVIEW DATE 07/16/2020 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS