

LOT 7 & PARCEL 2-35
ESMT PT OR 448/660
IN OR 1689/891

KRAMER LVG TRUST/KRAMER JOSEPH R TRUSTEE
96003 SKY LANE
YULEE, FL 32097

2025

25-2N-28-0600-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

NEIGHBORHOOD/LOC	4031.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,905	100	1995	1,905	196,588
DCK	360	10	2019	36	3,715
FCP	390	25	1995	98	10,113
FGR	400	55	1995	220	22,703
FOP	36	30	2006	11	1,135
FUS	1,002	100	1995	1,002	103,403

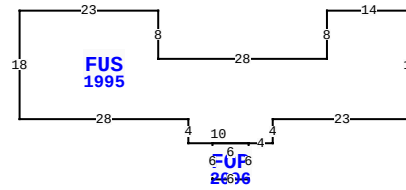
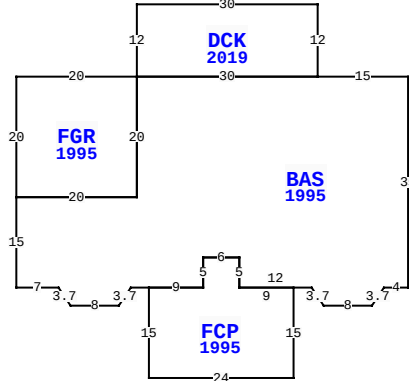
TOTALS	4,093			3,272	337,657
--------	-------	--	--	-------	---------

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0811	CONCRETE B	0 100	30 60	1,800.00
2	0500	FP-PRE FAB	0 100	0 0	1.00
3	0812	CONCRETE C	0 100	0 0	3,000.00
4	0812	CONCRETE C	0 100	0 0	822.00
5	0855	CONC PAVER	0 100	0 0	432.00
6	0803	ASPHALT C	0 100	0 0	1,670.00
7	0810	CONCRETE A	0 100	0 0	450.00

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		OR	0.00	0.00	1.74

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,272	99.9120	131.88	431,511	1995	1995	0	0	0	21.75	78.25	
1 SNGL FAM - 100% - 2010 Heated Area: 2907 HX Base Yr 2010													



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					392,356				
TOTAL MARKET OB/XF VALUE					24,325				
TOTAL LAND VALUE - MARKET					147,900				
TOTAL MARKET VALUE					564,581				
SOH/AGL Deduction					267,791				
ASSESSED VALUE					296,790				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					246,068				
TOTAL JUST VALUE					564,581				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					542,749				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1902458	REPAIR/RRF	23,015	03/01/2019
B25229	XF0B	2,200	10/01/2011
94-1389	NEW CONSTR	0	12/01/1994
94-01186	NEW CONSTR	111,955	06/01/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1689/0891	4/23/2010	WD	U	I	30	100			
GRANTOR: KRAMER STEPHANIE G &									
GRANTEE: KRAMER JOSEPH R & S									
1652/1893	10/27/2009	WD	U	I	30	100			
GRANTOR: GARNER REGINA R									
GRANTEE: KRAMER STEPHANIE G									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1995] W15 DCK=[YR=2019] N12 W30 S12 E30\$ W30 FGR=[YR=1995] W20 S20 E20 N20\$ S20 W20 S15 E7 D3 R2 E8 U3 R2 E3 FCP=[YR=1995] S15 E24 N15 W9 N5 W6 S5 W9\$ E9 N5 E6 S5 E12 D3 R2 E8 U3 R2 E4 N35\$ PTR=E20 FUS=[YR=1995] E23 S8 E28 N8 E14 S18 W23 S4 W4 FOP=[YR=2006] S6 W6 N6 E6\$W10 N4 W28 N18\$ W20\$.									

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		OR	0.00	0.00	1.74

KRAMER LVG TRUST/KRAMER JOSEPH R TRUSTEE
96003 SKY LANE
YULEE, FL 32097

25-2N-28-0600-0007-0000

[illegible]