

LOTS 21 TO 27 INC
IN OR 1490/1028
ESMT OR 1120/905

DAVIS PHIL REVOCABLE LIVING TRUST/DAVIS TERI REVOC
PO BOX 1381
YULEE, FL 32041-1381

2025

25-4N-24-2020-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

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Quality 02 Quality Level 02

DOR CODE 5000IMPROVED AG

MAP NUM MKT AREA 09

NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,641	100	2004	2,641	291,112
FGR	750	55	2004	412	45,414
FOP	230	30	2004	69	7,606
FOP	874	30	2004	262	28,880
FSP	260	40	2004	104	11,464
FST	154	55	2004	85	9,370
UDU	100	55	2004	55	6,062
UST	121	45	2004	54	5,953

TOTALS 5,130 3,682 405,860

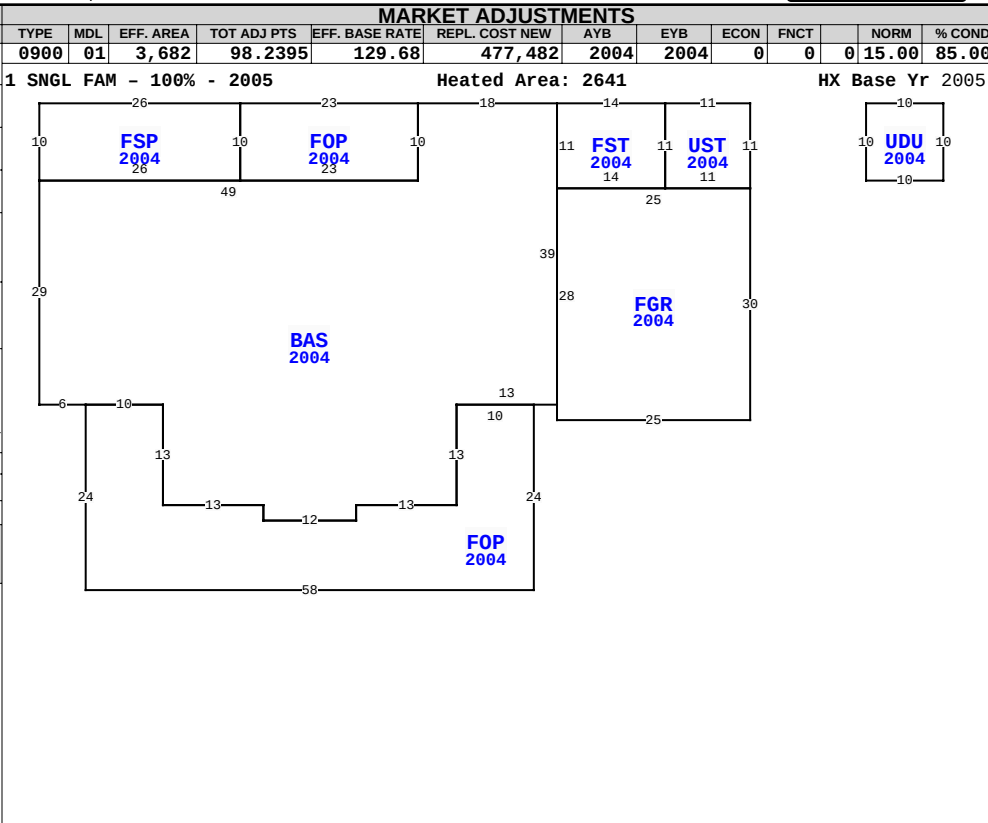
EXTRA FEATURES

L N	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	0812	CONCRETE C	0	100	0	0	1,272.00	SF	4.00	4.00	100	2004	2004	3	83	4,223	
2	0812	CONCRETE C	0	100	0	0	8,256.00	SF	4.00	4.00	100	2006	2006	3	86	28,401	
3	0300	BOAT DCK W	0	100	18	16	288.00	SF	20.00	20.00	100	2006	2006	3	40	2,304	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
5	1127	BRICK 8"	0	100	0	0	533.00	SF	11.00	11.00	100	2006	2006	3	96	5,628	
6	0462	ST/AL FNC	0	100	0	0	150.00	SF	10.00	10.00	100	2006	2006	3	40	600	
7	0810	CONCRETE A	0	100	0	0	308.00	SF	6.50	6.50	100	2006	2006	3	86	1,722	
8	0681	POLE SHED	0	100	60	12	720.00	SF	15.00	15.00	100	2006	2006	3	40	4,320	
9	0202	BARN WD 30	0	100	60	34	2,040.00	SF	15.00	15.00	100	2006	2006	3	40	12,240	
10	0752	USP	0	0	36	10	360.00	SF	15.00	15.00	100	2006	2006	3	40	2,160	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100					3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							
2	009530	C	POND	100					2.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	6,250							
3	005500	A	TIMBER 2 N S	0	0006	OR	0.00	0.00	60.00	AC		1.00	1.00	1.00	525.00	525.00	31,500							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	190.00	190.00	475							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	62.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	343,750							

REVIEW DATE 06/10/2020 BY TWA



38001 CHEYLYN TRL, HILLIARD

L N	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	0812	CONCRETE C	0	100	0	0	1,272.00	SF	4.00	4.00	100	2004	2004	3	83	4,223	
2	0812	CONCRETE C	0	100	0	0	8,256.00	SF	4.00	4.00	100	2006	2006	3	86	28,401	
3	0300	BOAT DCK W	0	100	18	16	288.00	SF	20.00	20.00	100	2006	2006	3	40	2,304	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
5	1127	BRICK 8"	0	100	0	0	533.00	SF	11.00	11.00	100	2006	2006	3	96	5,628	
6	0462	ST/AL FNC	0	100	0	0	150.00	SF	10.00	10.00	100	2006	2006	3	40	600	
7	0810	CONCRETE A	0	100	0	0	308.00	SF	6.50	6.50	100	2006	2006	3	86	1,722	
8	0681	POLE SHED	0	100	60	12	720.00	SF	15.00	15.00	100	2006	2006	3	40	4,320	
9	0202	BARN WD 30	0	100	60	34	2,040.00	SF	15.00	15.00	100	2006	2006	3	40	12,240	
10	0752	USP	0	0	36	10	360.00	SF	15.00	15.00	100	2006	2006	3	40	2,160	

TOTAL OB/XF 64,713

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100					3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							
2	009530	C	POND	100					2.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	6,250							
3	005500	A	TIMBER 2 N S	0	0006	OR	0.00	0.00	60.00	AC		1.00	1.00	1.00	525.00	525.00	31,500							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	190.00	190.00	475							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	62.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	343,750							

Market: 343,750 Agricultural: 31,975 Common: 96,250

NASSAU COUNTY PROPERTY PAGE 1 of 2 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		405,860
TOTAL MARKET OB/XF VALUE		71,374
TOTAL LAND VALUE - MARKET		440,000
TOTAL MARKET VALUE		605,459
SOH/AGL Deduction		254,947
ASSESSED VALUE		350,512
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		299,790
TOTAL JUST VALUE		917,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		826,978

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23638	ADDITION	2,000	06/01/2010
E22671	ELEC OTHER	0	06/01/2010
B0311973	NEW CONSTR	320,000	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/1028	4/05/2007	WD	Q	I	01	100

GRANTOR:DAVIS PHILIP W & TERI

GRANTEE:DAVIS PHIL & TERI T

1022/1035 12/04/2001 WD Q V 110,000

GRANTOR:GEIGER ZENOUS RICHARD

GRANTEE:DAVIS PHILIP W & TE

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2004] W11 FST=[YR=2004] W14 BAS=[YR=2004] W18
FOP=[YR=2004] W23 FSP=[YR=2004] W26 S10 E26 N10\$ S10 E23 N10\$
S10 W49 S29 E6 FOP=[YR=2004] S24 E58 N24 W10 S13 W13 S2 W12
N2 W13 N13 W10\$ E10 S13 E13 S2 E12 N2 E13 N13 E13
FGR=[YR=2004] S2 E25 N30 W25 S28\$ N39\$ S11 E14 N11\$ S11 E11
N11\$ PTR=E15 UDU=[YR=2004] E10 S10 W10 N10\$ W15\$.

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