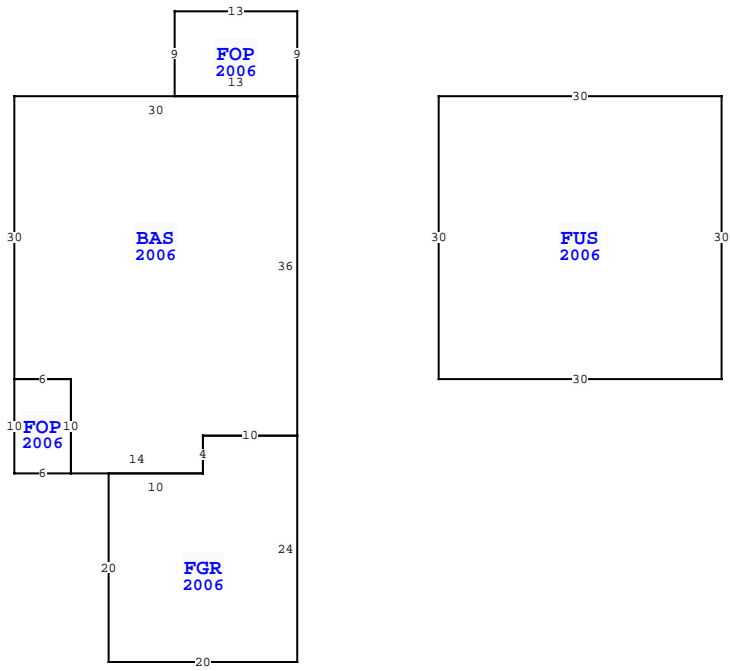




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,100	100	2006
FGR	440	55	2006
FOP	60	30	2006
FOP	117	30	2006
FUS	900	100	2006
TOTALS	2,617		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		SINGLE FAM - 100%	- 2008		Heated Area: 2000					HX Base Yr 2008	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			245,498
TOTAL MARKET OB/XF VALUE			4,366
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			314,864
SOH/AGL Deduction			154,681
ASSESSED VALUE			160,183
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			109,461
TOTAL JUST VALUE			314,864
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			305,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11336	MECH OTHER	0	04/01/2006
E16971	ELEC OTHER	1,900	03/01/2006
P10839	OTHER	0	03/01/2006
C17132	CO ISSUED	214,290	02/01/2006
R08924	REPAIR/RRF	1,500	02/01/2006
B17132	NEW CONSTR	214,290	02/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2555/1669	4/04/2022	QC	U	I	11	100
GRANTOR: LYONS DONALD D & LISA						
GRANTEE: LYONS DONALD D						
1588/0466	8/27/2008	QC	U	I	16	100
GRANTOR: HERON ISLES COMMUNITY						
GRANTEE: LYONS DONALD D & LI						

EXTRA FEATURES		96188 CORAL REEF RD, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0810	CONCRETE A	0 100
2	0810	CONCRETE A	0 100

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	0810	CONCRETE A	0 100	43	16	688.00	SF	6.50	6.50	100	2006	2006	3	86	3,846	
2	0810	CONCRETE A	0 100	31	3	93.00	SF	6.50	6.50	100	2006	2006	3	86	520	
TOTAL OB/XF 4,366																

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2006] N24 BAS=[YR=2006] N36 FOP=[YR=2006] N9 W13 S9 E13\$W30 S30 FOP=[YR=2006] S10 E6 N10 W6\$E6 S10 E14 N4 E10\$W10 S4 W10 S20 E20\$ PTR=N30E15 FUS=[YR=2006] N30 E30 S30 W30\$ S30W15\$.	

LAND DESCRIPTION		TOTAL OB/XF		4,366																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							