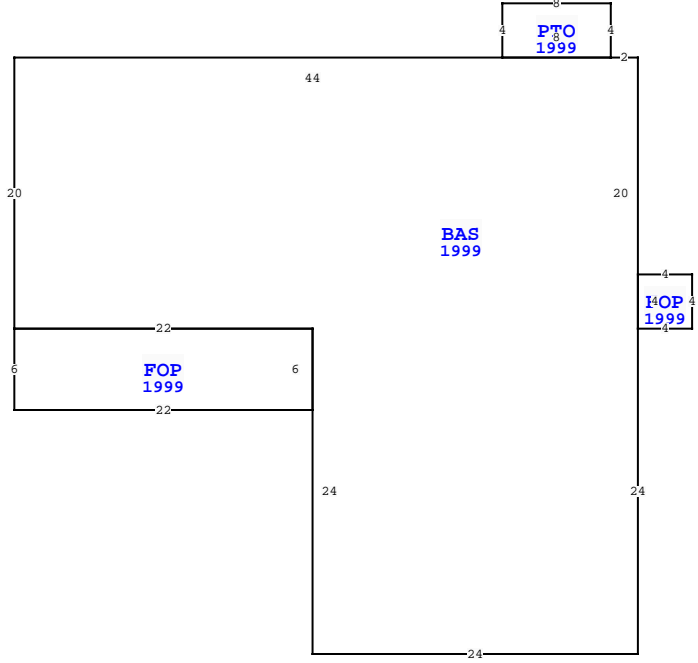




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	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 04		
NEIGHBORHOOD/LOC		4053.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	1999	1,496	145,950
FOP	16	30	1999	5	488
FOP	132	30	1999	40	3,902
PTO	32	5	1999	2	195
TOTALS	1,676			1,543	150,536

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 0									
Heated Area: 1496 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		150,536	
TOTAL MARKET OB/XF VALUE		4,080	
TOTAL LAND VALUE - MARKET		170,000	
TOTAL MARKET VALUE		324,616	
SOH/AGL Deduction		102,101	
ASSESSED VALUE		222,515	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		222,515	
TOTAL JUST VALUE		324,616	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,263	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217667	H/AC	0	10/01/2012
B9906045	NEW CONSTR	73,438	05/01/1999
95-937	MH MOVE-ON	0	06/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/0391	2/26/2020	LE	U	I	11	100
GRANTOR: MOORE JAMES M & MARY						
GRANTEE: THEM THAT TRUST						
2313/1728	10/18/2019	WD	U	I	11	100
GRANTOR: MOORE JAMES M & MARY						
GRANTEE: MOORE JAMES M & MAR						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
86212 BEAR LN, YULEE								05/08/2025		MLU			

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	0940	SHEDS/PORT	0	0	8	10			30.00	100	1995	1995	3	20	480	
2	0940	SHEDS/PORT	0	0	20	12			30.00	100	2012	2012	3	50	3,600	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1999] W2 PTO=[YR=1999] N4 W8 S4 E8 \$ W44 S20	
FOP=[YR=1999] S6 E22 N6 W22 \$ E22 S24 E24 N24 FOP=[YR=1999]	
E4 N4 W4 S4 \$ N20 \$.	

LAND DESCRIPTION		TOTAL OB/XF															4,080							
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	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000							