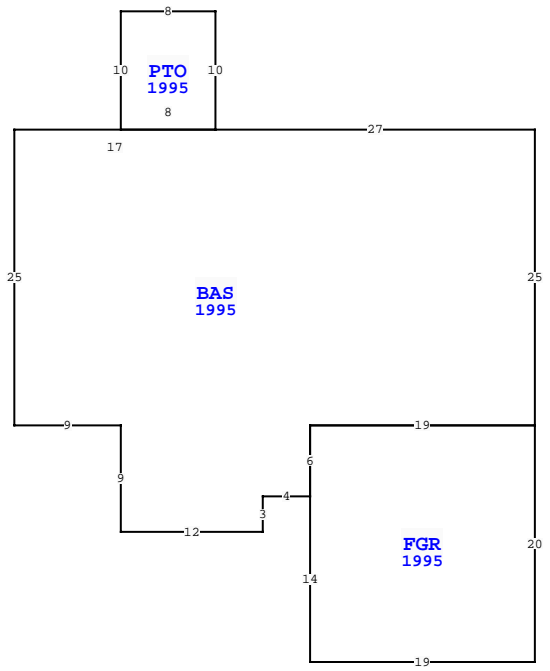




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4046.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,232	100	1995
FGR	380	55	1995
PTO	80	5	1995
TOTALS	1,692		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2025											
					Heated Area: 1232						
										HX Base Yr 2025	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			164,706
TOTAL MARKET OB/XF VALUE			5,192
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			224,898
SOH/AGL Deduction			0
ASSESSED VALUE			224,898
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			174,176
TOTAL JUST VALUE			224,898
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02322	NEW CONSTR	79,400	10/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/1694	12/12/2024	WD Q	Q	I	01	261,000
GRANTOR: BOWEN MICHAEL A & SUN						
GRANTEE: CALDWELL STEPHANIE						
2457/1381	4/28/2021	WD Q	Q	I	01	220,000
GRANTOR: HABLE THOMAS V & JEAN						
GRANTEE: BOWEN MICHAEL A & S						

EXTRA FEATURES		86026 GRANT PL, YULEE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0811	CONCRETE B	5.20
2	0500	FP-PRE FAB	3,500.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/30/2025		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1995] W27 PTO=[YR=1995] N10 W8 S10 E8\$ W17 S25 E9 S9 E12 N3 E4 FGR=[YR=1995] S14 E19 N20 W19 S6\$ N6 E19 N25\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							