

DERRICOTTE JUNNETTE B
PO BOX 141
YULEE, FL 32041

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		05	AVERAGE 100		0100	01	1,740	118.8000	118.80	206,712	1997	1997		0		0	13.25	86.75	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2019										Heated Area: 1491					HX Base Yr 2019					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE					179,323														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					3,054														
Interior Floo		14	CARPET 80												TOTAL LAND VALUE - MARKET					55,000														
Interior Floo		08	SHT VINYL 20												TOTAL MARKET VALUE					237,377														
Air Condition		03	CENTRAL 100												SOH/AGL Deduction					83,551														
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE					153,826														
Bedrooms			3 100												TOTAL EXEMPTION VALUE					HX HB														
Bathrooms			2 100												BASE TAXABLE VALUE					103,104														
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE					237,377														
Stories		1.	1. 100												NCON VALUE					0														
Units		00	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					259,372																								
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	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,491	100	1997	1,491	153,661																													
FGR	420	55	1997	231	23,807																													
FOP	27	30	1997	8	824																													
PTO	200	5	1997	10	1,031																													
TOTALS		2,138			1,740	179,323																												
EXTRA FEATURES					83024 ST MARK DR, YULEE										BLD DATE		05/10/2022		NW		LGL DATE				04/30/2025		MLU							
							XF DATE										LAND DATE																	
							INC DATE										AG DATE																	
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	0811	CONCRETE B	0 100	0	0	839.00	SF	5.20	5.20	100	1996	1996	3	70	3,054																			