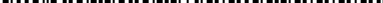


DUFFY PAUL W JR
83089 ST MARK DR
YULEE, FL 32097

2025



BUILDING CHARACTERISTICS

ELEMENTCD05 AVERAGE 100
Roof Structur03 GABLE/HIP 100
Roof Cover03 COMP SHNGL 100
Interior Wall05 DRYWALL 100
Interior Floo14 CARPET 80
Interior Floo08 SHT VINYL 20
Air Condition03 CENTRAL 100
Heating Type04 AIR DUCTED 100

Bedrooms
Bathrooms
Frame02 WOOD FRAME 100

Stories
Units1. 1. 100
 0 100
Occupancy00 NONE 100

Quality05 Quality Level 05
DOR CODE0100 SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,314	100	1998	1,314	140,212
FGR	400	55	1998	220	23,475
FOP	40	30	1998	12	1,281
FSP	140	40	2008	56	5,976
PTO	100	5	2008	5	534

TOTALS1,9941,607171,478

CONSTRUCTION

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,607122.2980122.30196,536199819980012.7587.25

1 SINGLE FAM - 100% - 2013Heated Area: 1314HX Base Yr 2013

A site plan diagram of a residential lot. The main rectangular area is labeled 'BAS 1998' in blue. To its right is a smaller rectangle labeled 'FGR 1998'. Below the main area are two more rectangles: one labeled 'FOP 1998' and another labeled 'PTO 2008'. Above the main area is a small rectangle labeled 'FSP 2008'. Dimensions are provided for various segments of the perimeter and internal divisions.

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE171,478

TOTAL MARKET OB/XF VALUE4,626

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE231,104

SOH/AGL Deduction106,977

ASSESSED VALUE124,127

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE73,405

TOTAL JUST VALUE231,104

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE252,306

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE SALE PRICE

1791/15404/30/2012WD U I 30105,000

GRANTOR:DUFFY PAUL W & LINDA

GRANTEE:DUFFY PAUL W JR

1590/073310/23/2008WD U I 24130,000

GRANTOR:BOURASSA FILLIMENA &

GRANTEE:DUFFY PAUL W & LIND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W8 PTO=[YR=2008] N10 W10 FSP=[YR=2008] W14 S10 E14 N10\$ S10 E10\$ W38 S35 E10 FOP=[YR=1998] S4 E6 N8 W4 S4 W2\$ E2 N4 E4 S6 E10 FGR=[YR=1998] S3 E20 N19 W10 N2 W10 S18\$ N18 E10 S2 E10 N21\$.

LAND DESCRIPTIONTOTAL OB/XF4,626

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSMUNIT TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE05/12/2019BYKBA Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 07/30/2025 BY SYS