LOT 2
MEADOWFIELD BLUFFS PB 5/105

NAGEL CONNOR M & MEGAN N
86029 SAN SCHELL LANE
YULEE, FL 32097

2025

38-2N-27-1330-0002-0000

BUILDING CHARACTERISTICS

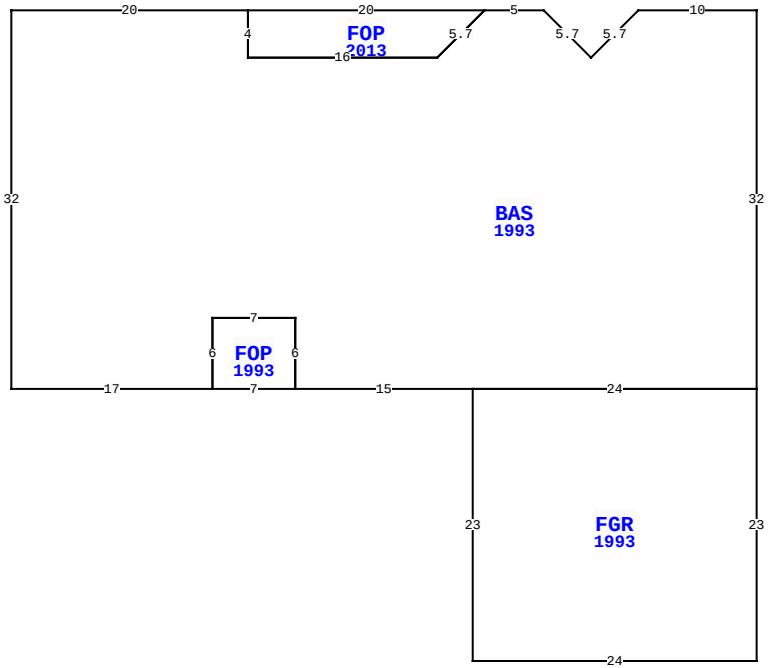
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,886	100	1993	1,886	197,636
FGR	552	55	1993	304	31,857
FOP	42	30	1993	13	1,362
FOP	72	30	2013	22	2,305
TOTALS	2,552			2,225	233,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,225	102.4100	135.18	300,776	1989	1989	0	0	0	22.48	77.52

1 SNGL FAM – 100% - 2025 Heated Area: 1886 HX Base Yr 2025



86029 SAN SCHELL LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,162
TOTAL MARKET OB/XF VALUE		13,540
TOTAL LAND VALUE - MARKET		213,750
TOTAL MARKET VALUE		460,452
SOH/AGL Deduction		30,987
ASSESSED VALUE		429,465
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		378,743
TOTAL JUST VALUE		460,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24918	REPAIR/RRF	2,375	07/01/2011
2888	H/AC	3,150	01/19/1989
5643	NEW CONSTR	2,600	01/18/1989
3344	NEW CONSTR	0	12/30/1988
5600	TEMP POLE	0	12/27/1988
5378	NEW CONSTR	63,264	12/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2757/1468	12/20/2024	WD	Q	I	01	500,000
GRANTOR: JONES RUBYE L TRENT						
GRANTEE: NAGEL CONNOR M & ME						
0702/0966	4/15/1994	WD	Q	I		101,300
GRANTOR: KIRBY DIANE ATTAWAY						
GRANTEE: TRENT RUBYE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 D4 L4 U4 L4 W5 FOP=[YR=2013] W20 S4 E16 U4 R4 $ D4 L4 W16 N4 W20 S32 E17 FOP=[YR=1993] E7 N6 W7 S6$ N6 E7 S6 E15 FGR=[YR=1993] S23 E24 N23 W24$ E24 N32$.

EXTRA FEATURES

LN	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	20	20	400.00	SF	5.20	5.20	100	1989	1989	3	54.5	1,134	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	0300	BOAT DCK W	0	100	0	0	337.00	SF	40.00	40.00	100	1996	1996	3	23	3,100	
4	0317	DCK PLNG W	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	
5	0810	CONCRETE A	0	100	0	0	151.00	SF	6.50	6.50	100	1989	1989	3	54.5	535	
6	0810	CONCRETE A	0	100	0	0	216.00	SF	6.50	6.50	100	1989	1989	3	54.5	765	
7	0810	CONCRETE A	0	100	0	0	32.00	SF	6.50	6.50	100	1989	1989	3	54.5	113	
8	0803	ASPHALT C	0	100	0	0	1,866.00	SF	2.00	2.00	100	2001	2001	3	50	1,866	
9	0855	CONC PAVER	0	100	0	0	427.00	SF	10.00	10.00	100	2005	2005	3	84	3,587	

LAND DESCRIPTION

TOTAL OB/XF 13,540

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	0.95	0.95	225,000.00	213,750.00	213,750							

REVIEW DATE 06/07/2024 BY KWA Total Acres: 0.00 Total Land Value: 213,750 Market: 0 Agricultural: 0 Common: 213,750 PRINTED 07/30/2025 BY SYS