

SPINA JAMES F & ANTOINETTE
83258 YULEECOTE CT
FERNANDINA BEACH, FL 32034

40-2N-27-1102-0098-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103

HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floo

11

CLAY TILE 100

Air Condition

03

CENTRAL 100

Heating Type
Bedrooms

0403

AIR DUCTED 100
3 100

Bathrooms
Frame
Stories

021.

WOOD FRAME 100
1. 100

Units
Occupancy

00

0 100
NONE 100

Quality

04

Quality Level 04

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4090.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,617

100

2021

1,617

200,968

FGR

441

55

2021

243

30,201

FOP

186

30

2021

56

6,960

FOP

216

30

2021

65

8,078

TOTALS

2,460

1,981

246,208

MARKET ADJUSTMENTS

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

0100011,981125.5380125.54248,69520212021001.0099.00

1 SINGLE FAM - 100% - 2022Heated Area: 1617HX Base Yr 2022

152499244347212761319126212

FOP2021

BAS2021

FGR2021

FOP2021

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

246,2083,19775,000324,405

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUETOTAL JUST VALUE

36,141288,26450,722324,405

BASE TAXABLE VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

237,5420313,270

PERMIT NUMDESCRIPTIONAMTISSUED

20009727NEW CONSTR227,02210/14/2020

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U I V I RSN CD SALE PRICE

2482/08907/23/2021SW Q I 02284,000

GRANTOR:D R HORTON INC-JACKSOGRANTEE:SPINA JAMES F & ANT2394/02199/17/2020WD Q V 05549,200GRANTOR:PATRIOT RIDGE LLPGRANTEE:D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W24 BAS=[YR=2021] W15 S43 FGR=[YR=2021] S21 E21 N2 FOP=[YR=2021] E18 N6 W12 N13 W6 S19\$ N19 W21\$ E27 S13 E12 N47 W24 N9\$ S9 E24 N9\$.

LAND DESCRIPTIONTOTAL OB/XF3,197

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

1000100CRES100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE08/02/2021BY NWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 07/30/2025 BY SYS