PT F P SANCHEZ GRANT
SEC 40-3N-25E IN OR 514/590
ESMT IN OR 2263/1550

ALBERTIE THELMA
152974 COUNTY ROAD 108
YULEE, FL 32097

2025

40-3N-25-0000-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 70
Interior Floo	01	NONE 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

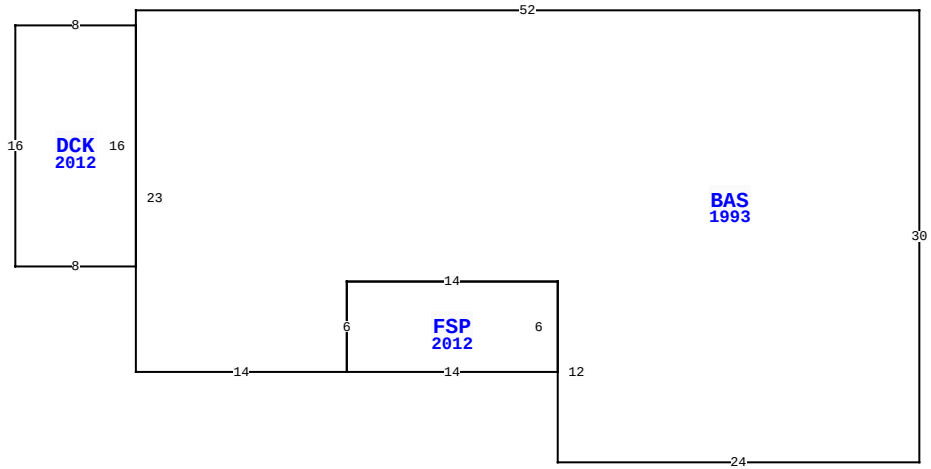
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	1993	1,308	15,427
DCK	128	10	2012	13	153
FSP	84	40	2012	34	401
TOTALS	1,520			1,355	15,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,355	58.9680	58.97	79,904	1987	1987	0	0	70	26.00	20.00

1 SINGLE FAM – 100% - 1988 Heated Area: 1308 HX Base Yr 1988



152974 CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		15,981
TOTAL MARKET OB/XF VALUE		6,910
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		67,891
SOH/AGL Deduction		27,349
ASSESSED VALUE		40,542
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,542
TOTAL JUST VALUE		67,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005652	REPAIR/RRF	8,350	06/30/2020
4090	NEW CONSTR	47,208	05/13/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0514/0590	4/07/1987	FS	U	I		100

GRANTOR: ALDERMAN ROSCOE
GRANTEE: ALBERTIE THELMA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S1 DCK=[YR=2012] W8 S16 E8 N16$ S23 E14
FSP=[YR=2012] E14 N6 W14S6$ N6 E14 S12 E24 N30$.

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	0810	CONCRETE A	0	100	0	0	222.00	SF	6.50	6.50	100	1990	1990	3	57	823	
2	0803	ASPHALT C	0	100	0	0	4,227.00	SF	2.00	2.00	100	2014	2014	3	72	6,087	

LAND DESCRIPTION

TOTAL OB/XF 6,910

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	000100	C	RES	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/02/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS