LOT 8
IN OR 1651/610
ESMT OR 1113/1984

POWELL JOSHUA JAY
152905 CR 108
YULEE, FL 32097

2025

40-3N-25-1250-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

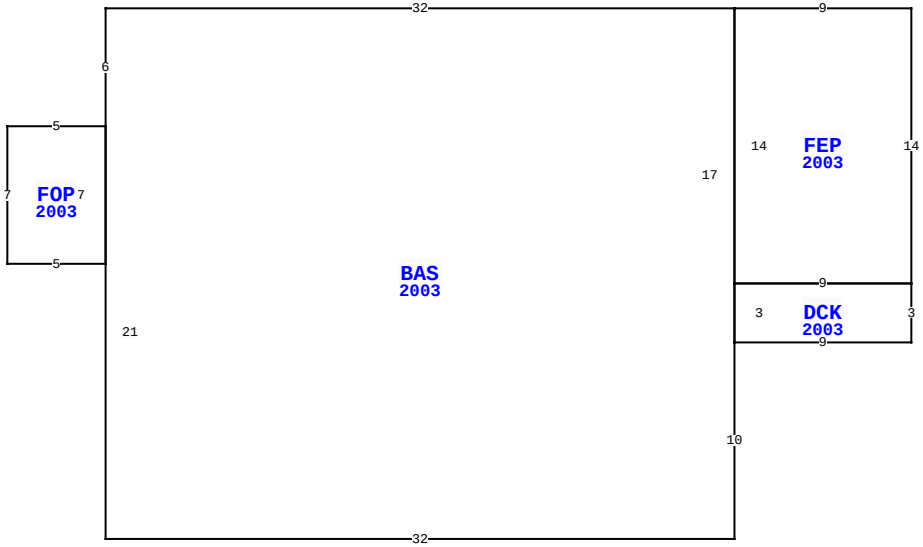
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2003	864	59,591
DCK	27	10	2003	3	207
FEP	126	80	2003	101	6,966
FOP	35	30	2003	10	690
TOTALS	1,052			978	67,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	978	105.3000	105.30	102,983	1955	1970	0	0	0	34.50	65.50

1 SINGLE FAM – 100% - 2004 Heated Area: 864 HX Base Yr 2004



152905 CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		67,454
TOTAL MARKET OB/XF VALUE		780
TOTAL LAND VALUE - MARKET		117,600
TOTAL MARKET VALUE		185,834
SOH/AGL Deduction		126,833
ASSESSED VALUE		59,001
TOTAL EXEMPTION VALUE	HX HB	34,001
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		185,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E10808	NEW CONSTR	500	02/01/2003
P6452	NEW CONSTR	0	02/01/2003
B10625	HOUSEMVING	14,000	01/13/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1651/0610	12/04/2009	QC	U	I	11	100
GRANTOR: POWELL JOSHUA JAY & C						
GRANTEE: POWELL JOSHUA JAY						
1571/1359	6/13/2008	WD	Q	I	01	35,000
GRANTOR: POWELL JOSHUA JAY						
GRANTEE: POWELL JOSHUA JAY &						

BUILDING NOTES

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	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	2003	2003	3	20	780	

BUILDING DIMENSIONS

FEP=[YR=2003] W9 BAS=[YR=2003] W32 S6 FOP=[YR=2003] W5 S7 E5 N7$ S21 E32 N10 DCK=[YR=2003] E9 N3 W9 S3$ N17$ S14 E9 N14$.

LAND DESCRIPTION

TOTAL OB/XF 780

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		OR	0.00	0.00	3.92	AC		1.00	1.00	1.00	30,000.00	30,000.00	117,600							

REVIEW DATE 02/02/2024 BY KWA Total Acres: 3.92 Total Land Value: 117,600 Market: 0 Agricultural: 0 Common: 117,600 PRINTED 07/30/2025 BY SYS