

SCHEIRER THOMAS W & LYNN P
28354 VIEUX CARRE
YULEE, FL 32097

41-3N-28-1250-0133-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

10 ABOVE AVG 100
08 IRREGULAR 100
13 STAND SEAM 100
05 DRYWALL 100
12 HARDWOOD 70
11 CLAY TILE 30
03 CENTRAL 100
04 AIR DUCTED 100
3 100
3.5 100
02 WOOD FRAME 100
0 0 100
0 100
00 NONE 100

Quality05

Quality Level 05

DOR CODE0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4034.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,012

100

2021

2,012

408,953

FOP

462

30

2021

139

28,253

FSP

410

40

2021

164

33,334

FST

108

55

2021

59

11,992

FUS

739

100

2021

739

150,207

STR

88

10

2021

9

1,830

TOTALS

3,819

3,122

634,568

EXTRA FEATURES

L N

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

0

0

528.00

SF

5.20

5.20

100

2021

2021

3

99

2,718

2

0855

CONC PAVER

0 100

0

0

321.00

SF

10.00

10.00

100

2021

2021

3

99

3,178

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000134

C

RES POND

100

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

100,000.00

100,000.00

100,000

REVIEW DATE

01/05/2022

BY

TW

Total Acres:

0.00

Total Land Value:

100,000

Market:

0

Agricultural:

0

Common:

100,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

01

3,122

129.9408

205.31

640,978

2021

2021

0

0

1.00

99.00

1 SFR CUST - 100% - 2023

Heated Area: 2751

HX Base Yr 2023

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/15/2024

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2530/1053

1/14/2022

WD Q

I

01

961,700

GRANTOR: BLACK TIM & MARY

GRANTEE: SCHEIRER THOMAS W &

2479/1125

7/14/2021

WD Q

I

02

895,000

GRANTOR: JOHN MERRILL HOMES LL

GRANTEE: BLACK TIM & MARY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W2 N5 W10 FSP=[YR=2021] N10 W28 S10 E1 S5 E26 N5 E1\$ W1 S5 W26 N5 W11 S6 W2 S26 E2 S10 FOP=[YR=2021] S10 E15 S1 E18 N1 E15 N10 W15 S2 W18 N2 W15\$ E15 S2 E18 N2 E15 N18 E2 N19\$ PTR=E20 STR=[YR=2021] E8 FUS=[YR=2021] E19 S15 FST=[YR=2021] S18 W6 N18 E6\$ W6 S18 W2 S4 W11 N4 W8 N21 E4 N2 E4 N10\$ S10 W4 S2 W4 N12\$ W20\$.

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

704,869

TOTAL MARKET OB/XF VALUE

5,896

TOTAL LAND VALUE - MARKET

100,000

TOTAL MARKET VALUE

810,765

SOH/AGL Deduction

385,682

ASSESSED VALUE

425,083

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

374,361

TOTAL JUST VALUE

810,765

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

778,015

PERMIT NUM

DESCRIPTION

AMT

ISSUED

C2009845

CO ISSUED

0

04/23/2021

B2009845

NEW CONSTR

361,904

10/16/2020

B2003133

10162020

70,469

10/01/2020

SCHEIRER THOMAS W & LYNN P
28354 VIEUX CARRE
YULEE, FL 32097

2025

[illegible]