IN OR 2424/1995

CHANCE BARRY/CARTER CASSANDRA W
86310 PINEWOOD DR
YULEE, FL 32097

2025

42-2N-27-0000-0025-0010

BUILDING CHARACTERISTICS

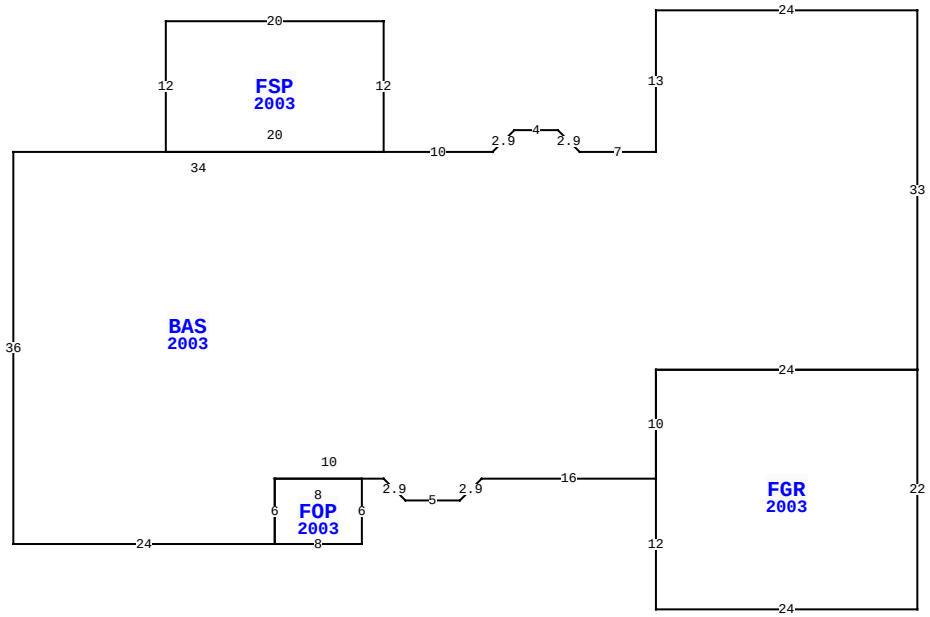
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,732	100	2003	2,732	241,242
FGR	528	55	2003	290	25,608
FOP	48	30	2003	14	1,236
FSP	240	40	2003	96	8,477
TOTALS	3,548			3,132	276,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,132	104.8110	104.81	328,265	2003	2003	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 0 Heated Area: 2732 HX Base Yr



86310 PINEWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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	276,563
TOTAL MARKET OB/XF VALUE	11,764
TOTAL LAND VALUE - MARKET	175,100
TOTAL MARKET VALUE	463,427
SOH/AGL Deduction	61,682
ASSESSED VALUE	401,745
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,745
TOTAL JUST VALUE	463,427
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,581

XFOB:2:1: CC DR & WALK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210209	NEW CONSTR	215,000	09/01/2002
R024410	REPAIR/RRF	5,000	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/1995	1/07/2021	FJ	U	I	11	0
GRANTOR: WATERMAN ROCHESTER ES						
GRANTEE: CHANCE BARRY & CASS						
0996/1649	7/10/2001	WD	Q	V	06	100
GRANTOR: MCRAY ED & LILLIAN C						
GRANTEE: WATERMAN MARTHA & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W24 S13 W7 U2 L2 W4 D2 L2 W10 FSP=[YR=2003] N12 W20 S12 E20$ W34 S36 E24 FOP=[YR=2003] E8 N6 W8 S6$ N6 E10 D2 R2 E5 U2 R2 E16 FGR=[YR=2003] S12 E24 N22 W24 S10$ N10 E24 N33$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	0	0	0	2,669.00	SF	4.00	4.00	100	2003	2003	3	82	8,754	

LAND DESCRIPTION

TOTAL OB/XF 11,764

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	0	0006	OR	0.00	0.00	2.06	AC		1.00	1.00	1.00	85,000.00	85,000.00	175,100							

REVIEW DATE 04/11/2024 BY KWA Total Acres: 2.06 Total Land Value: 175,100 Market: 0 Agricultural: 0 Common: 175,100 PRINTED 07/30/2025 BY SYS