



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

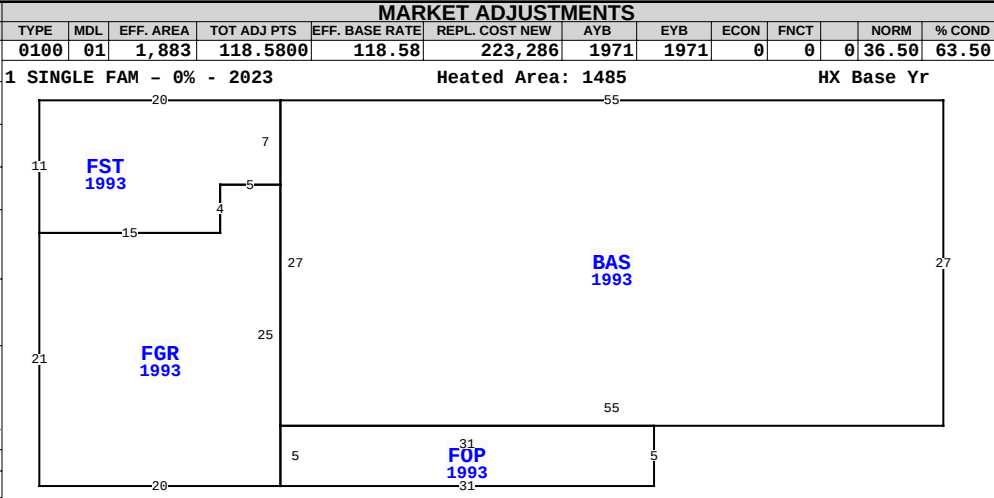
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	1,485	100	1993	1,485	111,818
FGR	440	55	1993	242	18,222
FOP	155	30	1993	46	3,464
FST	200	55	1993	110	8,283
TOTALS	2,280			1,883	141,787

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	1,100.00	SF	5.20	5.20	
2	0680	POLE SHED	0	0	0	0	416.00	SF	10.00	10.00	
3	0200	BARN WD 0-	0	0	0	0	864.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0		OR	0.00	0.00	8.69	AC	



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

850343 US HWY 17, YULEE	05/08/2025	MLU
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	141,787		
TOTAL MARKET OB/XF VALUE	4,276		
TOTAL LAND VALUE - MARKET	553,988		
TOTAL MARKET VALUE	700,051		
SOH/AGL Deduction	0		
ASSESSED VALUE	700,051		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	700,051		
TOTAL JUST VALUE	700,051		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	661,576		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006132	REPAIR/RRF	9,690	07/10/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2552/0734	4/01/2022	WD	Q	I	01	650,000	
GRANTOR: CASSALA REVONDA GAIL							
GRANTEE: SERRAO VINCENT VELA							
2106/1652	3/09/2017	FJ	U	I	11	0	
GRANTOR: GARDNER VERN A LEE EST							
GRANTEE: CASSALA REVONDA GAI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W55 FST=[YR=1993] W20 S11 FGR=[YR=1993] S21 E20 FOP=[YR=1993] E31 N5 W31 S5\$ N25 W5 S4 W15\$ E15 N4 E5 N7\$ S27 E55 N27\$.											