

MARLOW RYAN E & APRIL
86051 HARRAHS PLACE
YULEE, FL 32097

2025

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 7016WD FR STUC 3003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 10041002WOOD FRAME 1001.1000100NONE 10006Quality Level 060100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4071.00TOTALS2,3242,073230,649EXTRA FEATURESBLD DATEXF DATEINC DATE05/17/2022NWLAND DATEAG DATEL NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSSFAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OBJ/XF MKT VALUENOTES10811CONCRETE B01000967.00SF5.205.20100200820083884,42520810CONCRETE A010019357.00SF6.506.5010020082008388326

MARKET ADJUSTMENTS

TOTAL OB/XF4,751

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSNCDSALE PRICE2079/19749/16/2016WDQI01170,000GRANTOR: COHEN THOMAS L & CHRIGRANTEE: MARLOW RYAN E & APR1595/042312/02/2008WDQI190,000GRANTOR: SEDA CONSTRUCTION COMGRANTEE: COHEN THOMAS L & CHBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2008] W23 PTO=[YR=2008] N4 W6 S4 E6\$ W27 S45 E10 FOP=[YR=2008] S5 E10 N5 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E13 FGR=[YR=2008] E19 N21 W19 S21\$ N21 E19 N24\$.REVIEW DATE03/25/2019BYSBATotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 07/30/2025 BY SYS