

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 100%	- 2021		334,216	2014	2014	0	0	0	4.50	95.50

Heated Area: 2418 HX Base Yr 2021

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			319,176
TOTAL MARKET OB/XF VALUE			6,777
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			375,953
SOH/AGL Deduction			90,457
ASSESSED VALUE			285,496
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			234,774
TOTAL JUST VALUE			375,953
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			361,687

Quality	06 Quality Level 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4071.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	2014	1,008	118,501
FGR	428	55	2014	235	27,627
FOP	36	30	2014	11	1,293
FSP	128	40	2016	51	5,995
FUS	1,410	100	2014	1,410	165,760
TOTALS	3,010			2,715	319,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632959	SCRN ROOM	0	08/29/2016
B1428820	CO ISSUED	0	10/01/2014
B1428820	NEW CONSTR	287,411	05/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/1657	10/26/2020	WD Q	Q	I	01	284,900

GRANTOR: PILGRIM JARRAD O & AN						
GRANTEE: WORKLINGER WILLIAM R						
1968/0011	3/05/2015	WD Q	Q	I	01	208,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PILGRIM JARRAD O &						

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			5.20	100	2014	2014	3	94	5,797	
2	0911	SCRN RM A	0	100	16	5			17.50	100	2016	2016	3	70	980	

86057 OSHEAS PL, YULEE											
BLD DATE		05/17/2022		NW		LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

BUILDING NOTES						

BUILDING DIMENSIONS						
FSP=[YR=2016] W8 BAS=[YR=2014] W32 S37 E12 S3 FOP=[YR=2014] S4 E9 N4 FGR=[YR=2014] E19 N24 W12 S4 W7 S20 \$ W9 \$ E9 N20 E7 N4 E4 N16 \$ S16 E8 N16 \$ PTR= E30 FUS=[YR=2014] E40 S37 W18 N7 W10 S7 W12 N37 \$ W30 \$.						

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

TOTAL OB/XF												6,777											

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS																							
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