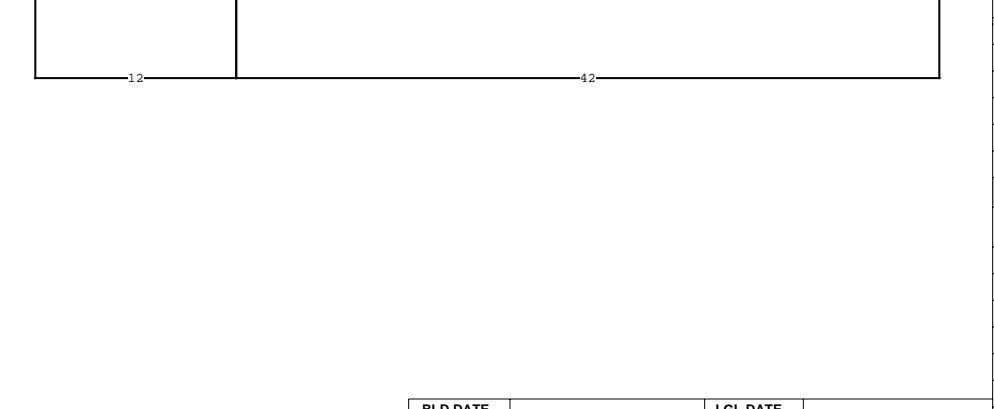




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floo	08 SHT VINYL 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
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			
0100	01	1,085	106.0000	106.00	115,010	1973	1973	0	0	0	26.25	73.75		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			84,820
TOTAL MARKET OB/XF VALUE			144
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			144,964
SOH/AGL Deduction			30,715
ASSESSED VALUE			114,249
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			114,249
TOTAL JUST VALUE			144,964
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			131,549



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4052.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100	1993	976	76,299
FCP	192	25	1993	48	3,752
FST	32	55	1993	18	1,407
UST	96	45	1993	43	3,362
TOTALS	1,296			1,085	84,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/1894	5/18/2021	QC	U	I	11	100
GRANTOR: SHARPE SUSAN M F/K/A						
GRANTEE: SHARPE PATRICK J &						
2463/1308	1/17/2013	QC	U	I	11	26,000
GRANTOR: MURRAY SUSAN MICHELLE						
GRANTEE: SHARPE PATRICK J &						

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	0810	CONCRETE A	0	0	0	0		6.50	100	1973	1973	3	23	144	

86739 HESTER DR, YULEE										BLD DATE		LGL DATE		05/08/2025	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W14 FST=[YR=1993] W8 S4 E8 N4\$ S4 W8 N4 W20													
UST=[YR=1993] W12 S8 FCP=[YR=1993] S16 E12 N16 W12\$ E12 N8\$													
S24 E42 N24\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF	2150.00	130.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							