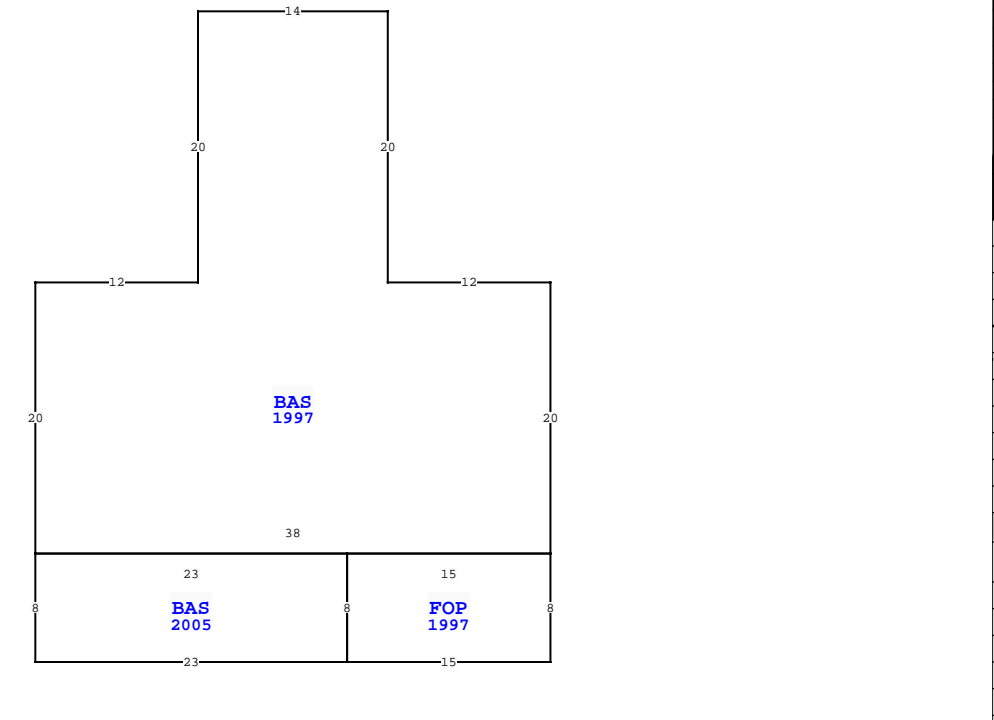




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	80
Interior Wall	06	CUST PANEL	20
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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		
0100	01	1,260	117.7280	117.73	148,340	1945	1985		0	0	16.75	83.25	



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4048.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1997	1,040	101,930
BAS	184	100	2005	184	18,034
FOP	120	30	1997	36	3,528
TOTALS	1,344			1,260	123,493

85246 AIRPLANE LN, YULEE	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	100	10	30		6.50	6.50	100	1988	1988	3	52	1,014	
2	0350	CARPORT WD	0	100	28	32	SF	13.00	13.00	100	1960	1960	3	20	2,330	

TOTAL OB/XF														
														3,344

LAND DESCRIPTION																								
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	100		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	85,000.00	85,000.00	106,250							

TOTAL OB/XF														
														3,344

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY					STANDARD
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE					123,493
TOTAL MARKET OB/XF VALUE					3,344
TOTAL LAND VALUE - MARKET					106,250
TOTAL MARKET VALUE					233,087
SOH/AGL Deduction					124,139
ASSESSED VALUE					108,948
TOTAL EXEMPTION VALUE			HX HB		50,722
BASE TAXABLE VALUE					58,226
TOTAL JUST VALUE					233,087
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					221,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008978	REPAIR/RRF	12,175	10/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/0081	2/22/2005	WD	Q	I		97,000
GRANTOR: CREWS JANA						
GRANTEE: ANDERS DERRICK ROY						
1154/0119	7/16/2003	WD	Q	I	01	100
GRANTOR: CREWS JIMMY DEWAYNE						
GRANTEE: CREWS JANA						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1997] W12 N20 W14 S20 W12 S20 BAS=[YR=2005] S8 E23													
FOP=[YR=1997] E15 N8 W15 S8 S N8 W23\$ E38 N20 \$ .													