

DIXON LESTER E & SHANNON E
85204 RENIA STREET
YULEE, FL 32097

42-2N-27-4613-0002-0040

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 9008SHT VINYL 1001NONE 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001.1. 1000 100

CONSTRUCTION

05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 9008SHT VINYL 1001NONE 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001.1. 1000 100

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0820021,296110.600088.48114,6701992199200070.0030.00

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE34,401TOTAL MARKET OB/XF VALUE983TOTAL LAND VALUE - MARKET85,000TOTAL MARKET VALUE120,384SOH/AGL Deduction77,908ASSESSED VALUE42,476TOTAL EXEMPTION VALUEHX HB25,000BASE TAXABLE VALUE17,476TOTAL JUST VALUE120,384NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE111,112

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE0680/02995/03/1993WDU1139,900GRANTOR:MULLINS CINDY RGRANTEE:DIXON LESTER & S E0654/05654/09/1992WDQUV15,000GRANTOR:SHEFFIELD WM ETALGRANTEE:MULLINS CINDY R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S27 E48 N27\$.

LAND DESCRIPTION

L NUSE CODECLSBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A0100278216.00SF6.506.5010019961996370983

TOTAL OB/XF

983

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/30/2025 BY SYS