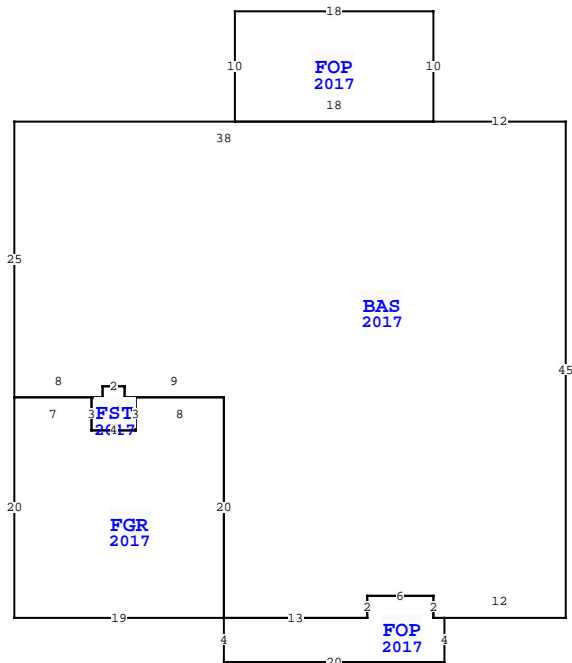




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,856	100	2017
FGR	368	55	2017
FOP	92	30	2017
FOP	180	30	2017
FST	14	55	2017
TOTALS	2,510		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SFR	CUST	- 100%	- 2018							
Heated Area: 1856						HX Base Yr 2018					



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			398,991
TOTAL MARKET OB/XF VALUE			15,450
TOTAL LAND VALUE - MARKET			41,650
TOTAL MARKET VALUE			456,091
SOH/AGL Deduction			234,710
ASSESSED VALUE			221,381
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			170,659
TOTAL JUST VALUE			456,091
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			370,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805925	CARPORT	0	06/11/2018
B1808243	GARAGE	27,552	01/01/2018
B1701787	CO ISSUED	0	09/26/2017
B1701787	SEDA	232,787	03/07/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1670/1247	3/26/2010	WD	U	I	12	15,000
GRANTOR: FIRST BANK OF JACKSON						
GRANTEE: JACKSON BRENDA L &						
1670/1245	3/30/2009	WD	U	I	12	285,928
GRANTOR: DUNMAN DERRICK D						
GRANTEE: FIRST BANK OF JACKS						

EXTRA FEATURES		97002 NIGHTINGALE LN, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0810	CONCRETE A	0 100
2	0811	CONCRETE B	0 100
3	0810	CONCRETE A	0 100
4	0351	CARPORT MT	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/11/2025	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W12 FOP=[YR=2017] N10 W18 S10 E18\$ W38 S25 FGR=[YR=2017] S20 E19 FOP=[YR=2017] S4 E20 N4 W1 N2 W6 S2 W13\$ N20 W8 FST=[YR=2017] W1 N1 W2 S1 W1 S3 E4 N3\$ S3 W4 N3 W7\$ E8 N1 E2 S1 E9 S20 E13 N2 E6 S2 E12 N45\$.	

LAND DESCRIPTION		TOTAL OB/XF 15,450																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		RSF-1	0.00	0.00	0.49	AC		1.00	1.00	1.00	85,000.00	85,000.00	41,650							

