

PT LOTS 38 & 39
IN OR 2492/380 &
ESMTS IN OR 662/420 &

MEDEIROS MICHAEL SR & MICHELLE D
97002 PO FOLKS WAY
YULEE, FL 32097

2025

42-3N-28-5080-0038-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4031.00	

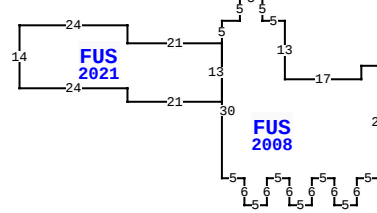
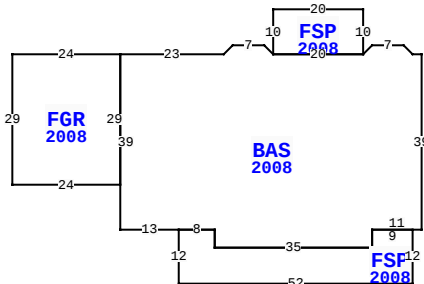
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,789	100	2008	2,789	402,865
FGR	696	55	2008	383	55,323
FSP	200	40	2008	80	11,556
FSP	484	40	2008	194	28,023
FUS	1,079	100	2008	1,079	155,860
FUS	609	100	2021	609	87,968

TOTALS	5,857			5,134	741,596
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	0	0	0	360.00	SF	32.00
2	0920	CWALL-WD/M	0	0	0	0	307.00	LF	390.00
3	0861	POOL GUNIT	0	0	23	11	253.00	SF	85.00
4	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00
5	0845	KOOL DECK	0	0	0	0	905.00	SF	7.25
6	0811	CONCRETE B	0	0	0	0	1,080.00	SF	5.20
7	0911	SCRN RM A	0	0	42	35	1,470.00	SF	17.50
8	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0005	OR	0.00	0.00	2.28
2	009530	C	POND	0		OR			1.50

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	5,134	118.3035	156.16	801,725	2008	2008	0	0	7.50	92.50
1 SNGL FAM - 0% - 0											
Heated Area: 4477											
HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		773, 213	
TOTAL MARKET OB/XF VALUE		62, 543	
TOTAL LAND VALUE - MARKET		197, 550	
TOTAL MARKET VALUE		1, 033, 306	
SOH/AGL Deduction		29, 708	
ASSESSED VALUE		1, 003, 598	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1, 003, 598	
TOTAL JUST VALUE		1, 033, 306	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		990, 956	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016528	GARAGE	106,368	11/03/2022
B16687	SWIM POOL	30,000	01/01/2006
B16577	NEW CONSTR	262,156	11/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2492/0380	8/27/2021	WD Q	Q	I	01
					735,000
GRANTOR: DUNMAN DERRICK & LORI					
GRANTEE: MEDEIROS MICHAEL L					
1423/1596	6/28/2006	QC U	V	V	07
GRANTOR: AMERICAN LANDSCAPING					
GRANTEE: DUNMAN DERRICK & LO					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2008] W2 U2 L2 W7 D2 L2 FSP=[YR=2008] N10 W20 S10 E20 \$ W20 U2 L2 W7 D2 L2 W23 FGR=[YR=2008] W24 S29 E24 N29 \$ S39 E13 FSP=[YR=2008] S12 E52 N12 W9 S4 W35 N4 W8 \$ E8 S4 E35 N4 E11 N39 \$ PTR=E30 FUS=[YR=2021] N14 E24 S4 E21 FUS=[YR=2008] N5 E4 N5 E5 S5 E5 S13 E17 N3 E4 S25 W5 S6 W5 N6 W5 S6 W5 N6 W5 S6 W5 N6 W5 N30\$ S13 W21 N3 W24\$ W30 \$.									

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