IN OR 1130/1020
ESMT IN PT OR 456/192
PARCELS 5-1 & 18

JONES IRIS M
97055 IRIS LANE
YULEE, FL 32097

2025

43-3N-28-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

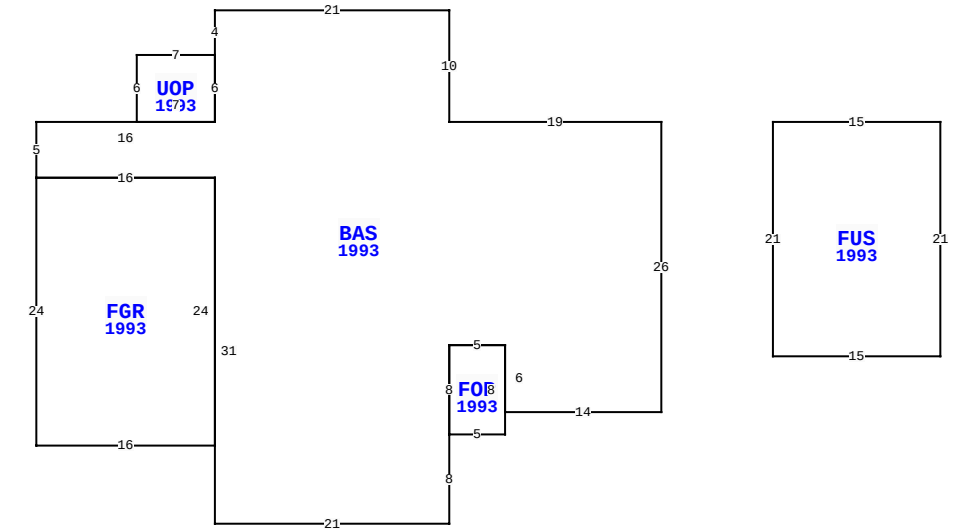
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,510	100	1993	1,510	142,579
FGR	384	55	1993	211	19,924
FOP	40	30	1993	12	1,133
FUS	315	100	1993	315	29,743
UOP	42	20	1993	8	755
TOTALS	2,291			2,056	194,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,056	115.1500	115.15	236,748	1988	1988	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 0 Heated Area: 1825 HX Base Yr 1989



97055 IRIS LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,133
TOTAL MARKET OB/XF VALUE		5,446
TOTAL LAND VALUE - MARKET		720,000
TOTAL MARKET VALUE		919,579
SOH/AGL Deduction		693,271
ASSESSED VALUE		226,308
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		170,586
TOTAL JUST VALUE		919,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		746,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3777	NEW CONSTR	47,300	12/22/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1130/1020	4/17/2003	QC	U	I	18	100
GRANTOR: JONES IRIS M						
GRANTEE: JONES IRIS M						
0704/1924	5/19/1994	QC	U	V	10	2,500
GRANTOR: SKIPPER ROBERT & FRAN						
GRANTEE: JONES IRIS M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N10 W21 S4 UOP=[YR=1993] W7 S6 E7 N6$ S6 W16 S5 FGR=[YR=1993] S24 E16 N24 W16$ E16 S31 E21 N8 FOP=[YR=1993] E5 N8 W5 S8 $ N8 E5 S6 E14 N26$ PTR= E10 FUS=[YR=1993] E15 S21 W15 N21$ W10$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
2	1242	WD DECK A	0	100	12	28	336.00	SF	10.00	10.00	100	1990	1990	3	20	672	
3	0802	ASPHALT B	0	100	0	0	954.00	SF	2.40	2.40	100	1994	1994	3	50	1,145	
4	0810	CONCRETE A	0	100	0	0	340.00	SF	6.50	6.50	100	1994	1994	3	66	1,459	

LAND DESCRIPTION

TOTAL OB/XF 5,446

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	RES RIVER	100	0008	RSF-1	160.00	400.00	160.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	720,000							

REVIEW DATE 12/20/2019 BY KWX Total Acres: 0.00 Total Land Value: 720,000 Market: 0 Agricultural: 0 Common: 720,000 PRINTED 07/30/2025 BY SYS