

GARCIA ANGELA
97194 DOUBLOON WAY
YULEE, FL 32097

43-3N-28-509C-0075-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY									
Exterior Wall	31	HARDIE BRD 100								0500	01	2,019	103.6350	163.74	330,591	2000	2000	0	0	0	11.75	88.25	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100								1 SFR CUST - 100% - 2016										Heated Area: 1769 HX Base Yr 2016												
Roof Cover	03	COMP SHNGL 100								The floor plan shows a main rectangular building footprint with several internal divisions. Key areas are labeled: UOP 2000 (Unfinished Open Porch), BAS 2000 (Basement), FGR 2000 (Finished Garage), and FOP 2000 (Finished Open Porch). Dimensions are provided for various sections, such as 15' x 17' for the top section, 11' x 17' for the middle section, and 19' x 20' for the bottom section. The total area is calculated as 2,019 sq ft.																						
Interior Wall	05	DRYWALL 100																														
Interior Floo	11	CLAY TILE 50																														
Interior Floo	13	LVT/LAMNT 50																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		4 100																														
Bathrooms		2 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units	00	0 100																														
Occupancy	00	NONE 100																														
Quality		01	Quality Level 01																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA								04																					
NEIGHBORHOOD/LOC		4032.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,769	100	2000	1,769	255,621																											
FGR	380	55	2000	209	30,201																											
FOP	12	30	2000	4	578																											
UOP	187	20	2000	37	5,346																											
TOTALS		2,348			2,019	291,747																										
EXTRA FEATURES										97194 DOUBLON WAY, YULEE																						
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	28	3	84.00	SF	6.50	6.50	100	2000	2000	3	77	420																	
2	0810	CONCRETE A	0 100	60	15	900.00	SF	6.50	6.50	100	2000	2000	3	77	4,505																	
3	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720																	
4	0911	SCRN RM A	0 100	27	35	945.00	SF	17.50	17.50	100	2006	2006	3	24	3,969																	
5	0861	POOL GUNIT	0 100	27	13	351.00	SF	85.00	85.00	100	2006	2006	3	40	11,934																	
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000															
REVIEW DATE 01/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS																																