IN OR 2170/454

PICKETT MEGAN L
153126 CR 108
YULEE, FL 32097

2025

44-3N-26-0000-0005-0170

BUILDING CHARACTERISTICS

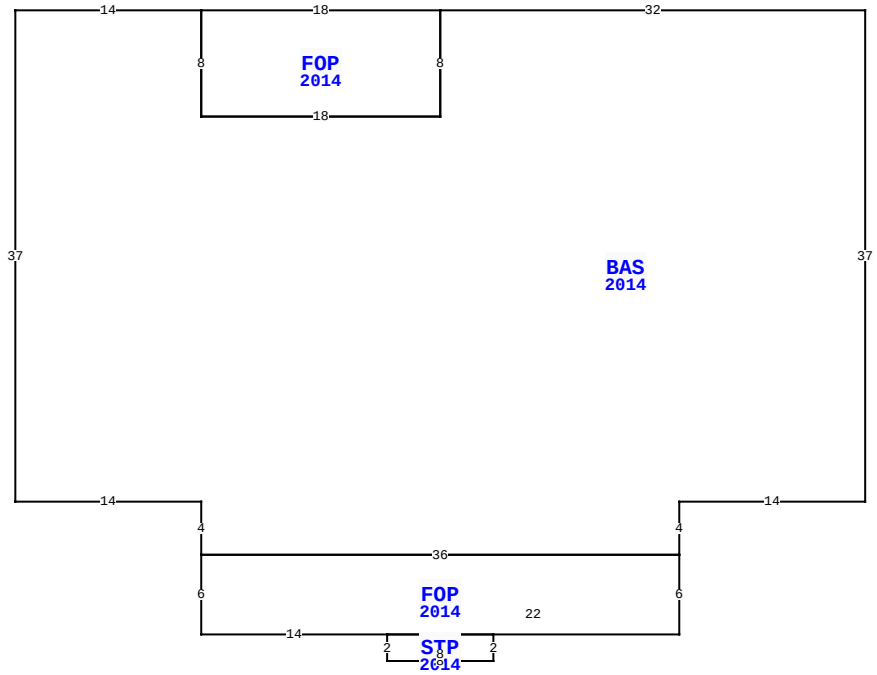
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,368	100	2014	2,368	288,582
FOP	144	30	2014	43	5,240
FOP	216	30	2014	65	7,922
STP	16	10	2014	2	244
TOTALS	2,744			2,478	301,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,478	96.6720	127.61	316,218	2014	2014	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2015 Heated Area: 2368 HX Base Yr 2015



153126 CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		301,988
TOTAL MARKET OB/XF VALUE		3,501
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		375,489
SOH/AGL Deduction		176,824
ASSESSED VALUE		198,665
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,943
TOTAL JUST VALUE		375,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327638	CO ISSUED	0	08/11/2014
B1327638	NEW CONSTR	227,630	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2170/0454	1/09/2018	QC	U	I	11	100
GRANTOR: PICKETT JOHN T III						
GRANTEE: PICKETT MEGAN L						
1857/1570	5/15/2013	WD	Q	V	01	26,000
GRANTOR: THRIFT ALLEN L & STEV						
GRANTEE: PICKETT JOHN T III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W32 FOP=[YR=2014] W18 S8 E18 N8$ S8 W18 N8 W14 S37 E14 S4 FOP=[YR=2014] S6E14 STP=[YR=2014] S2 E8 N2 W8$ E22 N6 W36$ E36 N4 E14 N37$.

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	0811	CONCRETE B	1	100	34	20	680.00	SF	5.20	5.20	100	2024	2022		99	3,501	

LAND DESCRIPTION

TOTAL OB/XF 3,501

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	000100	C	RES	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS