

MYERS PAUL & MICHELLE
618 BEARING POINT LANE
YULEE, FL 32097

2025

50-3N-27-1004-0183-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
Exterior Wall 03										0900 01 3,959 114.8850 151.65 600,382 2024 2024 0 0 0.00 100.00										VALUATION BY										TAX GROUP: 4									
Roof Structure 03										1 SNGL FAM - 0% - 2025										Heated Area: 3494										HX Base Yr									
Roof Cover 03																																							
Interior Wall 05																																							
Interior Floor 13																																							
Interior Ceiling 05																																							
Air Condition 03																																							
Heating Type 04																																							
Bedrooms 02																																							
Bathrooms 02																																							
Frame 02																																							
Stories 1.5																																							
Units 0 100																																							
Quality 06																																							
DOR CODE 0100																																							
MAP NUM										MKT AREA 04																													
NEIGHBORHOOD/LOC 4094.00																																							
AREA TYPE																																							
TOTAL GROSS AREA																																							
PCT OF BASE																																							
YEAR																																							
TOT ADJ AREA																																							
SUBAREA MARKET VALUE																																							
BAS 2,548 100 2025 2,548 386,404																																							
FGR 684 55 2025 376 57,020																																							
FOP 42 30 2025 13 1,971																																							
FOP 253 30 2025 76 11,525																																							
FUS 946 100 2025 946 143,461																																							
TOTALS 4,473 3,959 600,382																																							
EXTRA FEATURES										618 BEARING POINT LN, YULEE																													
BLD DATE																																							
XF DATE																																							
INC DATE																																							
LGL DATE																																							
LAND DATE																																							
AG DATE																																							
05/13/2025																																							
MLU																																							
BUILDING NOTES																																							
BUILDING DIMENSIONS																																							
BAS=[YR=2025;ORIG=140,-11] W13 S7 S11 W23 N11 W17 S46 E22 S3																																							
E7 E4 E7 S6 S5 D4R4 E5 U4R4 N67 \$																																							
FOP=[YR=2025;ORIG=104,-4] E23 S11 W23 N11 \$																																							
FOP=[YR=2025;ORIG=120,45] E7 S6 W7 N6 \$																																							
FGR=[YR=2025;ORIG=87,42] E22 S3 E7 S20 W10 S2 W19 N25 \$																																							
FUS=[YR=2025;ORIG=82,7] W17 S5 W4 S9 W9 S20 E12 S4 E18 N38 \$																																							
.																																							
LAND DESCRIPTION										TOTAL OB/XF 8,950																													
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																																							
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