



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 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	12	HARDWOOD 40			
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		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
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	2,009	100	2007	2,009	228,511
FEP	204	80	2010	163	18,541
FGR	504	55	2007	277	31,507
FOP	135	30	2007	40	4,549
TOTALS	2,852			2,489	283,108

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,489	94.1760	124.31	309,408	2007	2007	0	0	0	8.50	91.50
1 SNGL FAM - 100% - 2008 Heated Area: 2009 HX Base Yr 2008												

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		304,124	
TOTAL MARKET OB/XF VALUE		17,829	
TOTAL LAND VALUE - MARKET		139,230	
TOTAL MARKET VALUE		461,183	
SOH/AGL Deduction		239,491	
ASSESSED VALUE		221,692	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		170,970	
TOTAL JUST VALUE		461,183	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		438,714	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004022	ADDITION	75,448	03/15/2022
B23755	REMODEL	3,475	07/01/2010
E18576	ELEC OTHER	5,500	01/01/2007
M12345	MECH OTHER	0	12/01/2006
R09916	REPAIR/RRF	3,000	11/01/2006
C18861	CO ISSUED	0	11/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1450/0218	10/06/2006	QC	Q	V	01
GRANTOR: BURBO ALISA H ALDRIDGE					
GRANTEE: BURBO JOSE & ALISA					
0998/1582	7/20/2001	WD	Q	V	01
GRANTOR: ALDRIDGE HERMAN & LAV					
GRANTEE: BURBO ALISA H ALDRI					

TOTALS		2,852				2,489		283,108		96137 PRESTIGE LN, YULEE					02/12/2008		RK	04/11/2025		MLU
EXTRA FEATURES															XF DATE			LAND DATE		
															INC DATE			AG DATE		
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	0500	FP-PRE FAB		0	100	0	0	1.00		UT	3,500.00	3,500.00		100	2007	2007	3	90	3,150	
2	0812	CONCRETE C		0	100	0	0	2,869.00		SF	4.00	4.00		100	2007	2007	3	87	9,984	
3	0811	CONCRETE B		0	100	0	0	912.00		SF	5.20	5.20		100	2022	2022	3	99	4,695	



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	09	RIDGE FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	01	MINIMUM 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	99	N/A 100			
Heating Type		N/A 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 100			
Stories	0	0 100			
Units		0 100			
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	840	100	2022	840	18,275
FOP	420	30	2022	126	2,741
TOTALS	1,260			966	21,016

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
6500	01	966	60.0000	22.20	21,445	2022	2022	0	0	0	2.00	98.00	
2 GARAGE RES - 100% - 2008													
Heated Area: 840													
HX Base Yr 2008													
24 12 35 35 24 12 BAS 2022 FOP 2022													
				BLD DATE				LGL DATE					