



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,456	100	1993	1,456	188,130
FOP	488	30	2015	146	18,865
UOP	154	20	2004	31	4,005
UST	72	45	2018	32	4,135
TOTALS	2,170			1,665	215,134

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0300	BOAT DCK W	0	100	135	5	675.00	SF	40.00
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	21.00
4	1242	WD DECK A	0	100	42	10	420.00	SF	10.00
5	0681	POLE SHED	0	100	32	10	320.00	SF	15.00
6	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00
7	0681	POLE SHED	0	100	32	12	384.00	SF	15.00
8	0681	POLE SHED	0	100	32	12	384.00	SF	15.00
9	0300	BOAT DCK W	0	100	0	0	955.00	SF	40.00
10	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF	1115.00	500.00	115.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,665	115.5000	152.46	253,846	1981	1991	0	0	0 15.25	84.75
1 SNGL FAM - 100% - 2016											
Heated Area: 1456											
HX Base Yr 2016											
10 FOP 2015 30 12 UST 2018 6 6 14 42 26 50 22 UOP 2004 7 7 22											
BAS 1993											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/22/2024 MLU											

96261 FREEMAN RD, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
2	0300	BOAT DCK W	0	100	135	5	675.00	SF	40.00	40.00	100	1988	1988	3	20	5,400	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	21.00	21.00	100	2014	2014	3	60	3,024	
4	1242	WD DECK A	0	100	42	10	420.00	SF	10.00	10.00	100	2014	2014	3	60	2,520	
5	0681	POLE SHED	0	100	32	10	320.00	SF	15.00	15.00	100	2014	2014	3	71	3,408	
6	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00	35.00	100	2014	2014	3	71	19,085	
7	0681	POLE SHED	0	100	32	12	384.00	SF	15.00	15.00	100	2014	2014	3	71	4,090	
8	0681	POLE SHED	0	100	32	12	384.00	SF	15.00	15.00	100	2014	2014	3	71	4,090	
9	0300	BOAT DCK W	0	100	0	0	955.00	SF	40.00	40.00	100	2017	2017	3	81	30,942	
10	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2017	2017	3	74	1,702	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF	1115.00	500.00	115.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		215,134	
TOTAL MARKET OB/XF VALUE		92,757	
TOTAL LAND VALUE - MARKET		345,000	
TOTAL MARKET VALUE		652,891	
SOH/AGL Deduction		223,576	
ASSESSED VALUE		429,315	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		378,593	
TOTAL JUST VALUE		652,891	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		620,347	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429271	56X12FOP	14,272	09/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1874/1936	7/24/2013	WD	U	I	11	100	
GRANTOR:DAVIS MARK & BRECAN E							
GRANTEE:BRICKEL DAVID & CYN							
1870/0579	7/24/2013	WD	Q	I	02	175,000	
GRANTOR:DAVIS MARK & BRECAN E							
GRANTEE:BRICKEL DAVID & CYN							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2015] N10 W56 S10 E30 N6 E12 S6 E14\$ BAS=[YR=1993] W14 UST=[YR=2018] N6 W12 S6E12\$ W42 S26 E6 UOP=[YR=2004] S7 E22N7 W22\$ E50 N26\$.									

BRICKEL DAVID & CYNTHIA
96261 FREEMAN RD
YULEE, FL 32097

50-3N-28-0000-0040-0030

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