LOT 45
IN OR 2018/587
ESMT PT OR1224/1532

TAYLOR THOMAS BRITT
96057 TARA GLEN LN
YULEE, FL 32097

2025

50-3N-28-016B-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

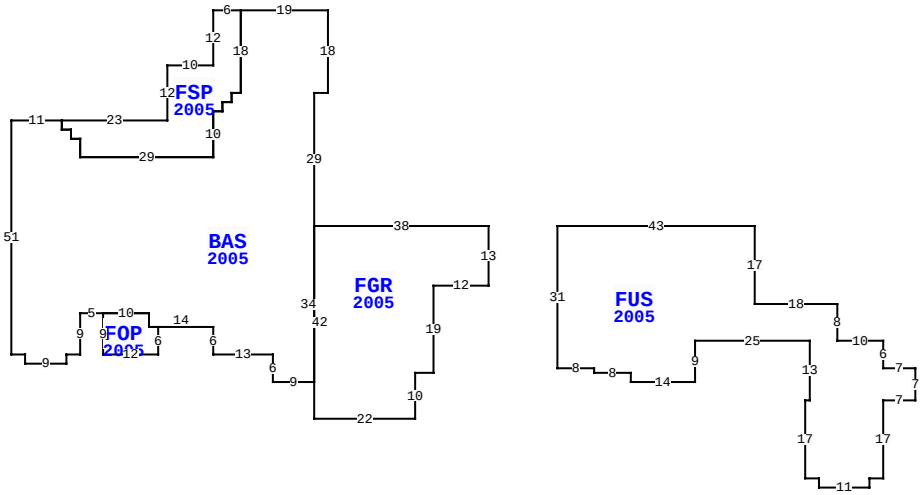
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,437	100	2005	3,437	518,953
FGR	1,208	55	2005	664	100,258
FOP	102	30	2005	31	4,681
FSP	484	40	2005	194	29,292
FUS	2,017	100	2005	2,017	304,547
TOTALS	7,248			6,343	957,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	6,343	105.5925	166.84	1,058,266	2005	2005	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2011 Heated Area: 5454 HX Base Yr 2011



96057 TARA GLEN LN, YULEE

BLD DATE	04/04/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		957,731
TOTAL MARKET OB/XF VALUE		51,580
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		1,179,311
SOH/AGL Deduction		573,847
ASSESSED VALUE		605,464
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		554,742
TOTAL JUST VALUE		1,179,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,083,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515404	SWIM POOL	20,000	01/01/2005
B0412721	NEW CONSTR	410,000	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2018/0587	12/11/2015	QC	U	I	11	100
GRANTOR: TAYLOR THOMAS BRITT &						
GRANTEE: TAYLOR THOMAS BRITT						
1667/0113	3/12/2010	WD	Q	I	01	605,000
GRANTOR: STEINKEN ERIC P & CAR						
GRANTEE: TAYLOR THOMAS B & H						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W38 BAS=[YR=2005] N29 E3 N18 W19 FSP=[YR=2005] W6 S12 W10 S12 W23 S2 E2 S2 E2 S4 E29 N10 E2 N2 E2 N2 E2 N18 $ S18 W2 S2 W2 S2 W2 S10 W29 N4 W2 N2 W2 N2 W11 S51 E3 S2 E9 N2 E3 N9 E5 FOP=[YR=2005] S9 E12 N6 W2 N3 W10 $ E10 S3 E14 S6 E13 S6 E9 N34 $ S42 E22 N10 E4 N19 E12 N13 $ PTR= E15 FUS=[YR=2005] E43 S17 E18 S8 E10 S6 E7 S7 W7 S17 W3 S2 W11 N2 W3 N17 E1 N13 W25 S9 W14 N2 W8 N1 W8 N31 $ W15 $.

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	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
2	0855	CONC PAVER	0	100	0	0	3,359.00	SF	10.00	10.00	100	2005	2005	3	84	28,216	
3	0911	SCRN RM A	0	100	0	0	882.00	SF	17.50	17.50	100	2005	2005	3	22	3,396	
4	0861	POOL GUNIT	0	100	0	0	434.00	SF	85.00	85.00	100	2005	2005	3	36	13,280	
5	0845	KOOL DECK	0	100	0	0	448.00	SF	7.25	7.25	100	2005	2005	3	84	2,728	
6	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	3,520	

LAND DESCRIPTION

TOTAL OB/XF 51,580

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							

REVIEW DATE 01/10/2019 BY KWA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS