

LOT 2  
IN OR 1907/290  
EIGHTFOLD ACRES R/P PBK 8/40

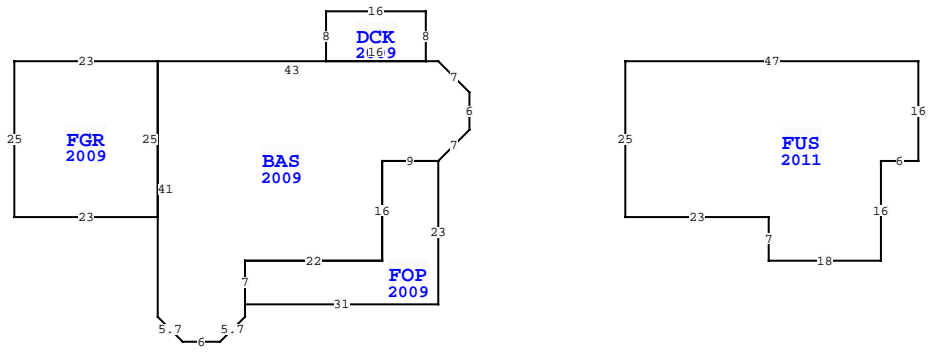
GRINDE STEVEN M/KULBEL MANDY R  
97045 EIGHTFOLD PATH  
YULEE, FL 32097

2025

50-3N-28-0400-0002-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	3,201	108.0080	170.65	546,251	2009	2009	0	0	7.00	93.00		
1 SFR CUST - 100% - 2015													
Heated Area: 2764													
HX Base Yr 2015													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		508,013		
TOTAL MARKET OB/XF VALUE		8,294		
TOTAL LAND VALUE - MARKET		111,200		
TOTAL MARKET VALUE		627,507		
SOH/AGL Deduction		267,714		
ASSESSED VALUE		359,793		
TOTAL EXEMPTION VALUE		50,722		
BASE TAXABLE VALUE		309,071		
TOTAL JUST VALUE		627,507		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		584,269		

Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4029.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,517	100	2009	1,517	240,755
DCK	128	10	2009	13	2,063
FGR	575	55	2009	316	50,150
FOP	361	30	2009	108	17,140
FUS	1,247	100	2011	1,247	197,905
TOTALS	3,828			3,201	508,013

97045 EIGHTFOLD PATH, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES															
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	0810	CONCRETE A	0	100	100	3		6.50	100	2009	2009	3	89	1,736	
2	0812	CONCRETE C	0	100	0	0		4.00	100	2009	2009	3	89	6,558	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922397	CO ISSUED	0	09/21/2019
B0922397	NEW CONSTR	0	04/01/2019
B1124656	COMPLTN OF FUS	8,800	04/29/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1907/0290	3/11/2014	WD	Q	I	02	374,000
GRANTOR: HORGAN MARY M						
GRANTEE: GRINDE STEVEN M & M						
1670/0874	4/02/2010	QC	U	V	11	100
GRANTOR: HORGAN MARY MARGARET						
GRANTEE: ALMOND MARY L/E						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2009] W2 DCK=[YR=2009] N8 W16 S8 E16 \$ W43 FGR=[YR=2009] W23 S25 E23 N25 \$ S41 D4 R4 E6 U4 R4 N2 FOP=[YR=2009] E31 N23 W9 S16 W22 S7 \$ N7 E22 N16 E9 U5 R5 N6 U5 L5 \$ PTR= E30 FUS=[YR=2011] E47 S16 W6 S16 W18 N7 W23 N25\$ W30 \$ .

LAND DESCRIPTION																								
TOTAL OB/XF 8,294																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0008	RSF-1	0.00	0.00	1.39	AC		1.00	1.00	1.00	80,000.00	80,000.00	111,200							