

ROUTHIER JOHN C III & CONNIE M
96059 REILLY CT
YULEE, FL 32097

50-3N-28-0950-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 90			
Interior Floor	11	CLAY TILE 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4030.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	30	15	2017	4	701
BAS	1,580	100	2017	1,580	277,171
FCP	636	25	2017	159	27,892
FOP	56	30	2017	17	2,982
FOP	144	30	2017	43	7,544
FOP	72	30	2021	22	3,860
FST	132	55	2017	73	12,806
FUS	252	100	2017	252	44,207
STR	82	10	2017	8	1,404
TOTALS	2,984			2,158	378,566

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	0300	BOAT DCK W	0	100	0	200.00	SF	40.00	40.00	100	2016	2016	3	78	6,240	
2	0920	CWALL-WD/M	0	100	0	20.00	LF	390.00	390.00	100	2017	2017	3	74	5,772	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	
4	0810	CONCRETE A	0	100	40	200.00	SF	6.50	6.50	100	2017	2017	3	96	1,248	
5	0811	CONCRETE B	0	100	69	1,242.00	SF	5.20	5.20	100	2017	2017	3	96	6,200	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,158	114.4640	180.85	390,274	2017	2017		0		3.00	97.00

1 SFR CUST - 100% - 2018

Heated Area: 1832

HX Base Yr 2018

The floor plan shows a main rectangular area divided into several sections. At the top left is a small room labeled 'BAL' (Bathroom) and 'STR' (Storage). Below it is another 'BAL'. To the right of these is a larger area labeled 'FUS' (Front Yard) and 'BAS' (Backyard). Further right are two more areas labeled 'FOP' (Front Porch) and 'FST' (Front Street). At the bottom right is a large area labeled 'FCP' (Front Corner Porch).

NASSAU COUNTY PROPERTY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE	378,566
TOTAL MARKET OB/XF VALUE	22,855
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	551,421
SOH/AGL Deduction	288,783
ASSESSED VALUE	262,638
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	211,916
TOTAL JUST VALUE	551,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	464,786

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1986/1268	6/05/2015	WD	Q	V	02	47,000

GRANTOR: VONNOH RAYMOND JOSEPH

GRANTEE: ROUTHIER JOHN C III

1868/0758 7/12/2013 QC U I 11 100

GRANTOR: PEACOCK DEBORAH KAY

GRANTEE: VONNOH RAYMOND JOSE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 FOP=[YR=2017] N4 W14 S4 E14\$ W14 N4 W12 S38 E12 N12 E14 S12 E3 FOP=[YR=2017] S8 E18 N8 W18\$ E21 N18 FOP=[YR=2021] E12 FCP=[YR=2017] S10 E24 N32 W12 FST=[YR=2017] W12 S11 E12 N11\$ S11 W12 S11\$ N6 W12 S6\$ N16\$ PTR= W20 N40 FUS=[YR=2017] S18 E14 N18 W4 BAL=[YR=2017] N2 STR=[YR=2017] E9 N8 W14S3 E10 S1 W5 S4\$ N4 W5 S6 E5\$ W10\$ S40 E20\$.

LAND DESCRIPTION

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
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 03/01/2022 BY KWA

Total Acres: 0.00

Total Land Value: 150,000

Market: 0

Agricultural: 0

Common: 150,000

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