LOT 5
JORDANS COVE PB 6/359

FERREIRA LIVING TRUST/FERREIRA LOUIS A IV TRUSTEE
96159 REILLY COURT
YULEE, FL 32097

2025

50-3N-28-0950-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL 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	05	Quality Level 05

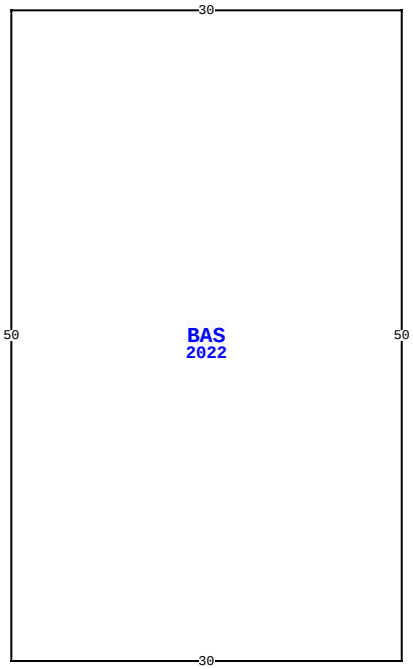
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4030.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2022	1,500	36,500
TOTALS	1,500			1,500	36,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	67.1000	24.83	37,245	2022	2022	0	0	0	2.00	98.00

1 GARAGE RES – 0% - 0 Heated Area: 1500 HX Base Yr



96121 REILLY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	36,500
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	186,500
SOH/AGL Deduction	60,145
ASSESSED VALUE	126,355
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,355
TOTAL JUST VALUE	186,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006396	GARAGE	89,820	04/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2780/801	4/10/2025	WD	U	I	11	100
GRANTOR: FERREIRA LOUIS ANTHON						
GRANTEE: FERREIRA LIVING TRU						
2405/1927	11/02/2020	WD	Q	V	01	80,000
GRANTOR: D'ANNA DEBORA						
GRANTEE: FERREIRA LOUIS ANTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S50 E30 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000116	C	RES MARSH	0		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 09/13/2022 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS