



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 40
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	05	Quality Level 05
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
BAS	2,143	100	2008	2,143	373,937
FGR	462	55	2008	254	44,321
FOP	255	30	2008	76	13,262
FOP	368	30	2008	110	19,194
FUS	1,028	100	2008	1,028	179,378
STR	20	10	2017	2	349
STR	48	10	2017	5	872
TOTALS	4,324			3,618	631,312

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0825	BRICK
3	0476	VF 6 SBPL
4	0920	CWALL-WD/M
5	0920	CWALL-WD/M
6	0300	BOAT DCK W
7	1127	BRICK 8"

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,618	119.3940	188.64	682,500	2008	2008	0	0	7.50	92.50
1 SFR CUST - 100% - 2024											
Heated Area: 3171											
HX Base Yr 2024											
96159 REILLY CT, YULEE											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		631,312	
TOTAL MARKET OB/XF VALUE		56,043	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		837,355	
SOH/AGL Deduction		0	
ASSESSED VALUE		837,355	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		786,633	
TOTAL JUST VALUE		837,355	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		830,771	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21393	XFOB	6,000	05/01/2008
E20149	ELEC OTHER	10,000	10/01/2007
M13043	MECH OTHER	0	06/01/2007
P12398	OTHER	0	05/01/2007
C19789	CO ISSUED	0	04/01/2007
B19789	NEW CONSTR	263,472	04/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2780/800	4/10/2025	WD U	I	I	11
GRANTOR: FERREIRA LOUIS ANTHON					
GRANTEE: FERREIRA LIVING TRU					
2405/1964	11/03/2020	WD Q	I	I	01
GRANTOR: D'ANNA DEBORA					
GRANTEE: FERREIRA LOUIS ANTH					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2008] W13 S4 FOP=[YR=2008] W48 S8 E28 U2 R2 E6 D2 R2 E10 N8 \$ S8 W10 U2 L2 W6 D2 L2 W33 S36 E10 FOP=[YR=2008] S8 E17 STR=[YR=2017] S4 E5 N4 W5\$ E22 N8 FGR=[YR=2008] E17 N22 W21 S22 E4\$ W4 S2 W13 N1 W5 S1 W13 N2 W4 \$ E4 S2 E13 N1 E5 S1 E13 N24 E21 N26 \$ PTR= E50 FUS=[YR=2008] W13 S20 W2 STR=[YR=2017] W12 S4 E12 N4\$ S4 W12 N8 W4 S4 W2 S7 E2 S11 E13 N9 E5 S9 E13 N9 E21 N13 W21 N16\$ W50\$.	

LAND DESCRIPTION					TOTAL OB/XF										56,043									
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		PRINTED 07/30/2025 BY SYS								