

TRACT 15
IN OR 720/408

NEASE DAVID J & KATHERINE TODD
86052 RUSH RD
YULEE, FL 32097

2025

52-3N-27-0000-0002-0040



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC		4053.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	1993	1,902	140,234
FGR	440	55	1993	242	17,843
FOP	330	30	1993	99	7,299
TOTALS	2,672			2,243	165,376

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,243	101.0000	101.00	226,543	1972	1972	0	0	0	27.00	73.00
1 SINGLE FAM - 100% - 0 Heated Area: 1902 HX Base Yr 1995												

NASSAU COUNTY PROPERTY										PAGE 1 of 1			4						
VALUATION SUMMARY																			
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										165,376									
TOTAL MARKET OB/XF VALUE										25,550									
TOTAL LAND VALUE - MARKET										172,500									
TOTAL MARKET VALUE										363,426									
SOH/AGL Deduction										222,952									
ASSESSED VALUE										140,474									
TOTAL EXEMPTION VALUE										HX		HB		50,722					
BASE TAXABLE VALUE										89,752									
TOTAL JUST VALUE										363,426									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										335,008									