



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	

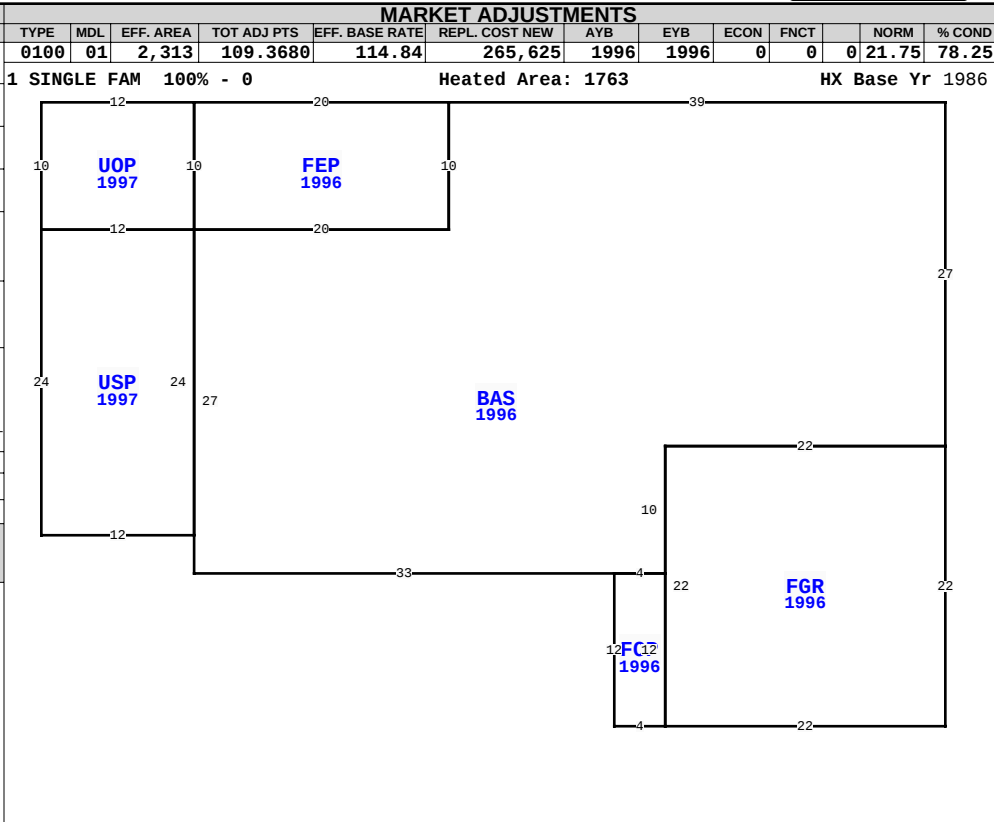
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,763	100	1996	1,763	158,427
FEP	200	80	1996	160	14,378
FGR	484	55	1996	266	23,903
FOP	48	30	1996	14	1,258
UOP	120	20	1997	24	2,157
USP	288	30	1997	86	7,728

TOTALS	2,903			2,313	207,852
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0936	SEPTC TANK	0	100	0	2.00	UT	6,000.00	
2	0937	WELL	0	100	0	1.00	UT	6,000.00	
4	0351	CARPORT MT	0	100	30	540.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0002	OR	0.00	0.00	4.79
2	0009630	C	SWAMP	100		OR	0.00	0.00	2.60

REVIEW DATE	01/01/2023	BY	CD
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86245 WREN RD, YULEE	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0936	SEPTC TANK	0	100	0	2.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	12,000	
2	0937	WELL	0	100	0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000	
4	0351	CARPORT MT	0	100	30	540.00	SF	10.00	10.00	100	2005	2005	3	21	1,134	

TOTAL OB/XF										19,134						
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
1	000100	C	RES	100	0002	OR	0.00	0.00	4.79	AC		1.00	1.00	1.00	90,000.00	90,000.00
2	0009630	C	SWAMP	100		OR	0.00	0.00	2.60	AC		1.00	1.00	1.00	500.00	500.00

Total Acres: 7.39	Total Land Value: 432,400	Market: 0	Agricultural: 0	Common: 432,400
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		229,381	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		432,400	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		392,211	
ASSESSED VALUE		BASE TAXABLE VALUE		288,764	
TOTAL EXEMPTION VALUE		TOTAL JUST VALUE		56,411	
BASE TAXABLE VALUE		NCON VALUE		232,293	
TOTAL JUST VALUE		INCOME VALUE		680,915	
NCON VALUE		PREVIOUS YEAR MKT VALUE		0	
INCOME VALUE				654,289	
PREVIOUS YEAR MKT VALUE					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16183	ADDITION	2,729	09/01/2005
R047053	REPAIR/RRF	2,760	12/01/2004
E0210379	OTHER	500	10/01/2002
B9704113	ADDITION	5,700	07/01/1997
96-02964	NEW CONSTR	75,475	06/01/1996
962851	NEW CONSTR	0	06/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2162/1981	11/28/2017	LE	U	I	11	100	
GRANTOR: FERGUSON SHANNON C							
GRANTEE: FERGUSON SHANNON C							
0422/0203	5/29/1984	WD	Q	V		26,000	
GRANTOR: TUCK MORGAN W							
GRANTEE: FERGUSON SHANNON C							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1996;ORIG=0,0] W39 S10 W20 S27 E33 E4 N10 E22 N27 \$									
FGR=[YR=1996;ORIG=-22,49] E22 N22 W22 S22 \$									
USP=[YR=1997;ORIG=-71,10] S24 E12 N24 W12 \$									
FEP=[YR=1996;ORIG=-39,0] W20 S10 E20 N10 \$									
UOP=[YR=1997;ORIG=-59,0] W12 S10 E12 N10 \$									
FOP=[YR=1996;ORIG=-26,37] S12 E4 N12 W4 \$									

FERGUSON SHANNON C L/E/
86245 WREN ROAD
YULEE, FL 32097

04-2N-27-0000-0003-0340

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