

ALBURY RAYMOND & ASHANTA
76093 HARPER CHAPEL RD
YULEE, FL 32097

07-2N-27-0000-0003-0050

BUILDING CHARACTERISTICS

Exterior Wall	CD 15	CONC BLOCK 60			
Exterior Wall	19	COMMON BRK 40			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	03	MASONRY 100			
Stories Units	1.	1. 100			
		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
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	1,438	100	1993	1,438	163,328
PTO	100	5	2016	5	568
TOTALS	1,538			1,443	163,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,443	141.3984	148.47	214,242	1981	1986	0	0	23.50	76.50

1 SINGLE FAM 0% - 0 Heated Area: 1438 HX Base Yr

Diagram showing building footprint dimensions and area calculations:

Overall Dimensions: 30' x 25'

Internal Features:

- Top Section: 10' wide, 10' high
- Main Body: 20' wide, 15' high
- Bottom Section: 16' wide, 2' high
- Left Side Extension: 12' wide, 12' high
- Total Area: 1,440 sq ft

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	163,895
TOTAL MARKET OB/XF VALUE	1,440
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	255,335
SOH/AGL Deduction	38,380
ASSESSED VALUE	216,955
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,955
TOTAL JUST VALUE	255,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,878

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2139/1379	7/20/2017	WD Q	I	I	01	130,000

GRANTOR:TERRY ROY & AMANDA

GRANTEE:ALBURY RAYMOND & AS

2003/1829	8/28/2015	WD Q	I	I	01	109,528
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GRANTOR:ALBURY RAYMOND & ASHA

GRANTEE:TERRY ROY & AMANDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 PTO=[YR=2016] N10 W10 S10 E10\$ W30 S35 E22 N12 E16 S2E12 N25 \$.

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
2	0940	SHEDS/PORT	0	0	12	20		240.00 SF	30.00	100	2000	2000	3	20	1,440	

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	000100	C	RES			OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

TOTAL OB/XF

1,440

REVIEW DATE

07/31/2024

BY

KW

Total Acres: 1.00

Total Land Value: 90,000

Market: 0

Agricultural: 0

Common: 90,000

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