PT GOVT LOT 1 OF SEC 7-3N-26E
IN OR 2699/140 & ESMT
IN OR 1302/444 (EX UTIL ESMT

TULE RIVER HOMEBUYER EARNED EQUITY AGENCY LLC
31071 CA-190
PORTERVILLE, CA 93257

2026

07-3N-26-0000-0006-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

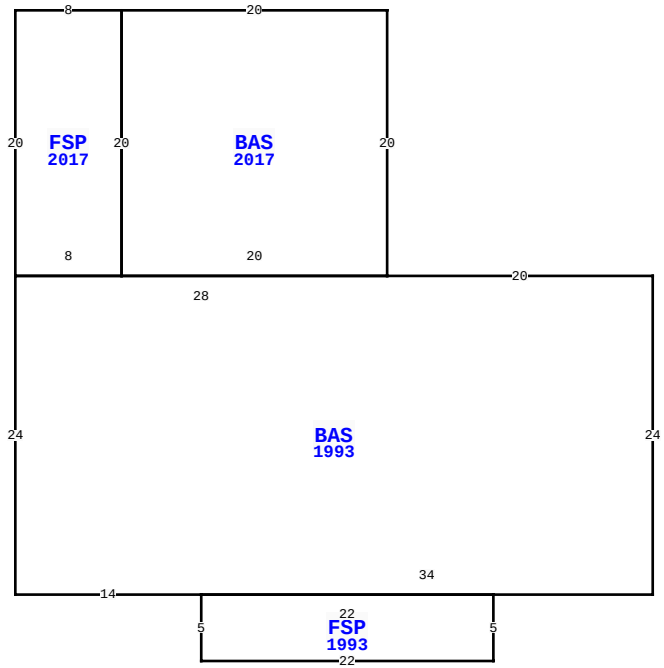
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	109,072
BAS	400	100	2017	400	37,872
FSP	110	40	1993	44	4,166
FSP	160	40	2017	64	6,059
TOTALS	1,822			1,660	157,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,660	118.6500	124.58	206,803	1977	1977	0	0	0	24.00	76.00

1 SINGLE FAM 0% - 2025 Heated Area: 1552 HX Base Yr



57066 ALDERMAN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	157,170
TOTAL MARKET OB/XF VALUE	774
TOTAL LAND VALUE - MARKET	59,000
TOTAL MARKET VALUE	216,944
SOH/AGL Deduction	0
ASSESSED VALUE	216,944
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,944
TOTAL JUST VALUE	216,944
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008084	REPAIR/RRF	0	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/140	2/29/2024	WD	Q	I	01	255,000
GRANTOR: BIERY JAMES S JR						
GRANTEE: TULE RIVER HOMEBUYE						
2231/0628	10/16/2018	WD	Q	I	01	160,000
GRANTOR: BOZEMAN AMBER N						
GRANTEE: BIERY JAMES S JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W20 W28 S24 E14 E34 N24 $
BAS=[YR=2017;ORIG=-20,0] N20 W20 S20 E20 $
FSP=[YR=2017;ORIG=-40,-20] W8 S20 E8 N20 $
FSP=[YR=1993;ORIG=-34,24] S5 E22 N5 W22 $
.

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
1	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00	30.00	100	1989	1989	3	20	288	
2	0940	SHEDS/PORT	0	0	9	9	81.00	SF	30.00	30.00	100	1980	1980	3	20	486	

LAND DESCRIPTION

TOTAL OB/XF 774

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	000100	C	RES	0		OR	0.00	0.00	1.18	AC		1.00	1.00	1.00	50,000.00	50,000.00	59,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.18 Total Land Value: 59,000 Market: 0 Agricultural: 0 Common: 59,000 PRINTED 07/09/2026 BY SYS