



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	4	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	05
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NEIGHBORHOOD/LOC	5001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	105,474
BAS	336	100	1994	336	30,763
BAS	478	100	2000	478	43,764
FSP	400	40	2000	160	14,650
UST	266	45	1995	120	10,987
TOTALS	2,632			2,246	205,637

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0681	POLE SHED	0 100	8	12	72.00	SF	15.00	15.00	100	2000	2000	3	26	281	
2	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
3	0351	CARPORT MT	0 100	20	24	480.00	SF	10.00	10.00	100	2000	2000	3	20	960	
4	0681	POLE SHED	0 100	20	14	280.00	SF	15.00	15.00	100	2000	2000	3	26	1,092	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,246	105.0560	110.31	247,756	1986	1986	0	0	0 17.00	83.00
1 SINGLE FAM 100% - 0											
Heated Area: 1966											
HX Base Yr 1987											

57112 ALDERMAN DR, YULEE	BLD DATE 03/14/2011	KK	LGL DATE	05/08/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			205,637
TOTAL MARKET OB/XF VALUE			3,773
TOTAL LAND VALUE - MARKET			56,000
TOTAL MARKET VALUE			265,410
SOH/AGL Deduction			136,550
ASSESSED VALUE			128,860
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			77,449
TOTAL JUST VALUE			265,410
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			252,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P004294	REMODEL	3,000	09/01/2000
B9501581	GARAGE	8,600	01/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0720/0153	12/01/1994	QC	Q	I	01	100	
GRANTOR: MASON DALE B & BEVERL							
GRANTEE: MASON DALE B & BEVE							
0489/0381	5/06/1986	WD	U	V		200	
GRANTOR: LEMONS HAROLD & SHIRL							
GRANTEE: MASON DALE B ETAL							

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2000] W1 N2 UST=[YR=1995] N14 W19 BAS=[YR=1994] W24 S14 BAS=[YR=1993] W24 S24 E48 FSP=[YR=2000] S20 E20 N20 W20\$ N24 W24\$ E24 N14\$ S14 E19\$W19 S24 E20 N22\$.		