

SMITH CAMERON P
65482 CRESTED HERON CT
YULEE, FL 32097

13-2N-26-1832-0296-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	31 HARDIE BRD 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 60				
Interior Floo	08 SHT VINYL 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories Units	1. 1. 100				
Occupancy	00 NONE 100				
Quality	03 Quality Level 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 05				
NEIGHBORHOOD/LOC	5009.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2022	2,160	230,648
FGR	560	55	2022	308	32,889
FOP	55	30	2022	16	1,709
PTO	70	5	2022	4	427
TOTALS	2,845			2,488	265,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,488	102.7200	107.86	268,356	2022	2022	0	0	1.00	99.00

1 SINGLE FAM 100% - 2024Heated Area: 2160HX Base Yr 2024

23

10

8

7

7

13

3

60

5

5

11

11

20

28

18

13

28

20

55

BAS2022

FGR2022

FOP2022

PTO2022

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		265,672	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		54,000	
TOTAL MARKET VALUE		319,672	
SOH/AGL Deduction		0	
ASSESSED VALUE		319,672	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		268,261	
TOTAL JUST VALUE		319,672	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		314,231	

PERMIT NUMDESCRIPTIONAMTISSUED

21015590CO ISSUED009/16/2022

21015590NEW CONSTR355,52911/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2592/1395	9/22/2022	SW Q	I	01		359,000

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:SMITH CAMERON P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W3 PT0=[YR=2022] N7 W10 S7 E10\$ W13 N8 W23 S55 FGR=[YR=2022] S20 E28 N2 FOP=[YR=2022] E11 N5 W11 S5\$ N18 W28\$ E28 S13 E11 N60\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 01/01/2023 BY CDTotal Acres: 0.00Total Land Value: 54,000Market: 0Agricultural: 0Common: 54,000PRINTED 07/09/2026 BY SYS