



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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
Occupancy	00	NONE 100

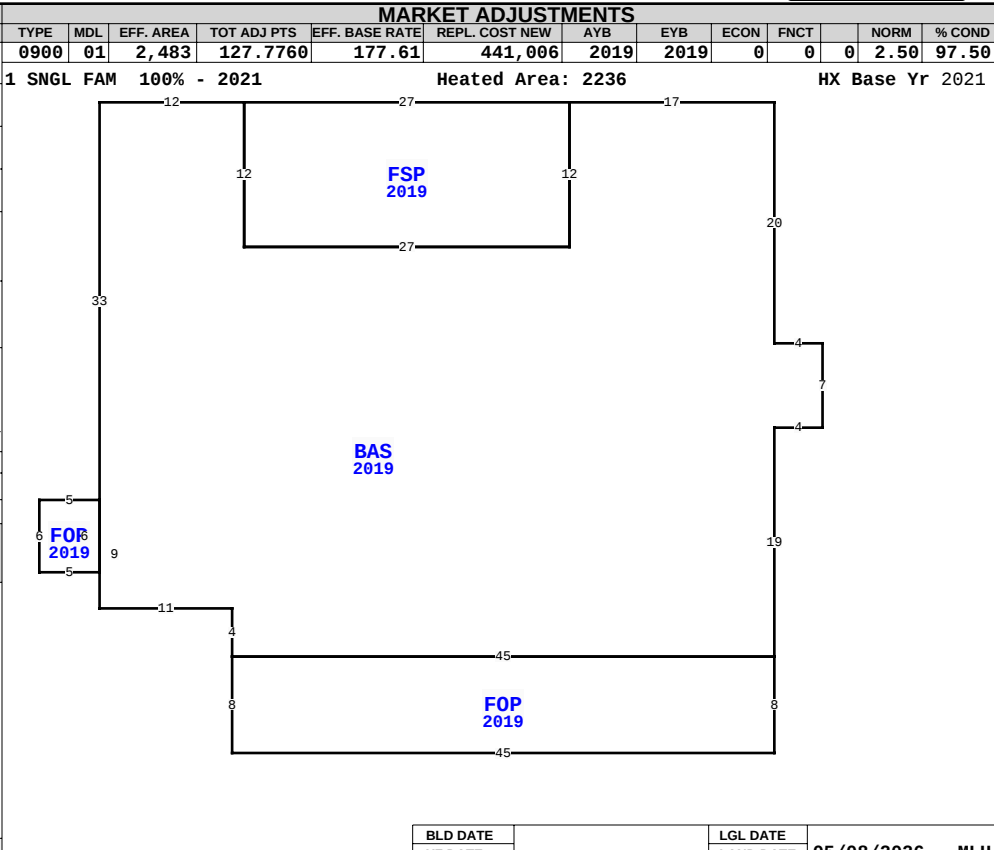
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4053.00			

TOTALS	2,950			2,483	429,981
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0510	GARAGE WD-	0 100	24	60	1,440.00	SF	35.00	35.00	100	1968

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0008	OR	0.00	0.00	2.60	AC	



86196 GW COURSON RD, YULEE	BLD DATE		LGL DATE	05/08/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
10,080	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
90,000.00	90,000.00	234,000									

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		460,838	
TOTAL MARKET OB/XF VALUE		10,080	
TOTAL LAND VALUE - MARKET		234,000	
TOTAL MARKET VALUE		704,918	
SOH/AGL Deduction		341,461	
ASSESSED VALUE		363,457	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		312,046	
TOTAL JUST VALUE		704,918	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		671,497	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
190013021	CO ISSUED	0	12/30/2019
B190003564	NEW CONSTR	297,880	04/09/2019
18001672	DEMOLITION	300	02/15/2018
MH992920	MH MOVE-ON	0	11/01/1999
6352	CHNGE SRVC	0	12/04/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2113/0794	4/05/2017	SW U	I	I	11
GRANTOR: RANDOM PROPERTIES ACQ					
GRANTEE: TURNMIRE JOHN & LES					
2106/0817	3/07/2017	SW U	I	I	11
GRANTOR: RANDOM PROPERTIES ACQ					
GRANTEE: TUMMIRE JOHN ETAL &					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2019;ORIG=0,0] W17 S12 W27 N12 W12 S33 S9 E11 S4 E45 N19 E4 N7 W4 N20 \$											
FOP=[YR=2019;ORIG=-45,46] S8 E45 N8 W45 \$											
FSP=[YR=2019;ORIG=-17,0] W27 S12 E27 N12 \$											
FOP=[YR=2019;ORIG=-56,33] W5 S6 E5 N6 \$											

[illegible]