

PT LOTS 38 & 39
IN OR 2492/380 &
ESMTS IN OR 662/420 &

MEDEIROS MICHAEL SR & MICHELLE D
97002 PO FOLKS WAY
YULEE, FL 32097

2026

42-3N-28-5080-0038-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

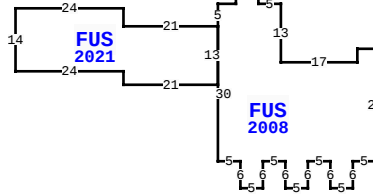
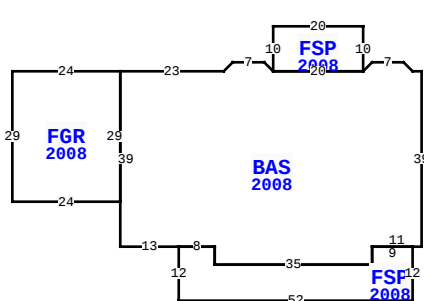
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,789	100	2008	2,789	421,933
FGR	696	55	2008	383	57,943
FSP	200	40	2008	80	12,103
FSP	484	40	2008	194	29,349
FUS	1,079	100	2008	1,079	163,237
FUS	609	100	2021	609	92,132

TOTALS	5,857			5,134	776,696
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0300	BOAT DCK W	0	0	0	360.00	SF	40.00	40.00
2	0920	CWALL-WD/M	0	0	0	307.00	LF	390.00	390.00
3	0860	POOL/SPA	0	0	0	1.00	UT	60,000.00	60,000.00
7	0911	SCRN RM A	0	0	42	1,470.00	SF	18.00	18.00
8	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0005	OR	0.00	0.00	2.28
2	009530	C	POND	0		OR			1.50

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,134	118.3035	164.44	844,235	2008	2008	0	0	0	8.00	92.00
1 SNGL FAM			0% - 0		Heated Area: 4477				HX Base Yr			



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					809,687				
TOTAL MARKET OB/XF VALUE					91,574				
TOTAL LAND VALUE - MARKET					208,950				
TOTAL MARKET VALUE					1,110,211				
SOH/AGL Deduction					6,253				
ASSESSED VALUE					1,103,958				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,103,958				
TOTAL JUST VALUE					1,110,211				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,033,306				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016528	GARAGE	106,368	11/03/2022
B16687	SWIM POOL	30,000	01/01/2006
B16577	NEW CONSTR	262,156	11/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2492/0380	8/27/2021	WD	Q	I	01	735,000	
GRANTOR: DUNMAN DERRICK & LORI							
GRANTEE: MEDEIROS MICHAEL L							
1423/1596	6/28/2006	QC	U	V	07	100	
GRANTOR: AMERICAN LANDSCAPING							
GRANTEE: DUNMAN DERRICK & LO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W2 U2 L2 W7 D2 L2 FSP=[YR=2008] N10 W20 S10 E20 \$ W20 U2 L2 W7 D2 L2 W23 FGR=[YR=2008] W24 S29 E24 N29 \$ S39 E13 FSP=[YR=2008] S12 E52 N12 W9 S4 W35 N4 W8 \$ E8 S4 E35 N4 E11 N39 \$ PTR=E30 FUS=[YR=2021] N14 E24 S4 E21 FUS=[YR=2008] N5 E4 N5 E5 S5 E5 S13 E17 N3 E4 S25 W5 S6 W5 N6 W5 S6 W5 N6 W5 S6 W5 N6 W5 N30\$ S13 W21 N3 W24\$ W30 \$.									

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