

TAUSCHER MICAH NATHANIEL & KAITLYN MARIE
97099 CORSAIR TRL
YULEE, FL 32097

43-3N-28-509B-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	11 CLAY TILE 50				
Interior Floo	14 CARPET 50				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	1.5 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
BUD8 Adjustme	04 DIST 01 100				
Occupancy	00 NONE 100				
Quality	02 Quality Level 02				
DOR CODE	0100SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4032.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	1993	984	128,464
BAS	288	100	2007	288	37,599
FOP	116	30	1993	35	4,570
TOTALS	1,388			1,307	170,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,307	111.1500	154.50	201,932	1972	1992	0	0	15.50	84.50
1 SNGL FAM			100% - 2026		Heated Area: 1272		HX Base Yr 2026				

-12

24

12

-41

24

41

-29

4

29

24

24

4

BAS
2007

BAS
1993

FOP
1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		170,633
TOTAL MARKET OB/XF VALUE		128
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		275,761
SOH/AGL Deduction		0
ASSESSED VALUE		275,761
TOTAL EXEMPTION VALUE		HX HB 51,411
BASE TAXABLE VALUE		224,350
TOTAL JUST VALUE		275,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,254

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2788/983	5/12/2025	WD	Q	I	01	300,000

GRANTOR: PRUITT ALMA D

GRANTEE: TAUSCHER MICAH NATH

0293/01076/01/1979WDQI17,200

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 BAS=[YR=2007] W12 S24 FOP=[YR=1993] S4 E29 N4W29\$ E12N24\$ S24 E41 N24\$.

EXTRA FEATURES

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	100	1980	1980	3	20	128	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE

01/01/2026

BY

KB

Total Acres: 0.00

Total Land Value: 105,000

Market: 0

Agricultural: 0

Common: 105,000

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