PT JOHN BELLAMY GRANT
SEC 44-3N-26E IN OR 328/1

JONES EDWARD EST
C/O ELVIS ALBERTIE SR, 153016 COUNTY ROAD 108
YULEE, FL 32097

2026

44-3N-26-0000-0005-0010

BUILDING CHARACTERISTICS

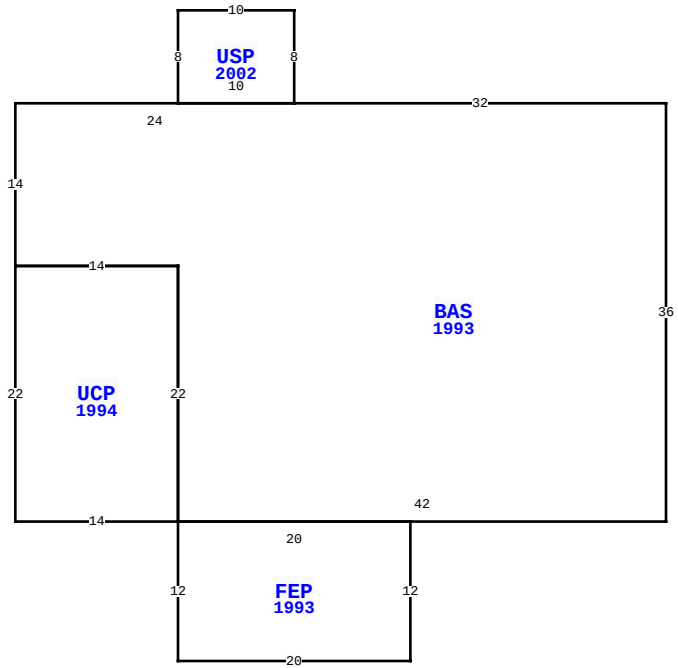
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	1993	1,708	119,978
FEP	240	80	1993	192	13,487
UCP	308	20	1994	62	4,355
USP	80	30	2002	24	1,686
TOTALS	2,336			1,986	139,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,986	88.2000	92.61	183,923	1980	1980	0	0	0	24.15	75.85

1 SINGLE FAM 0% - 0 Heated Area: 1708 HX Base Yr



153016 CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	139,506
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,500
TOTAL MARKET VALUE	190,006
SOH/AGL Deduction	8,249
ASSESSED VALUE	181,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,757
TOTAL JUST VALUE	190,006
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1822/0567	8/16/2012	QC	U	I	11	100
GRANTOR: JONES EDWARD EST & AN						
GRANTEE: ALBERTIE ELVIS						
0328/0001	12/01/1980	WD	Q	V		1,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 USP=[YR=2002] N8 W10 S8 E10$ W24 S14
UCP=[YR=1994] S22 E14 FEP=[YR=1993] S12 E20 N12 W20 $ N22 W14
$ E14 S22 E42 N36 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0	0004	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 50,500 Market: 0 Agricultural: 0 Common: 50,500 PRINTED 07/09/2026 BY SYS