



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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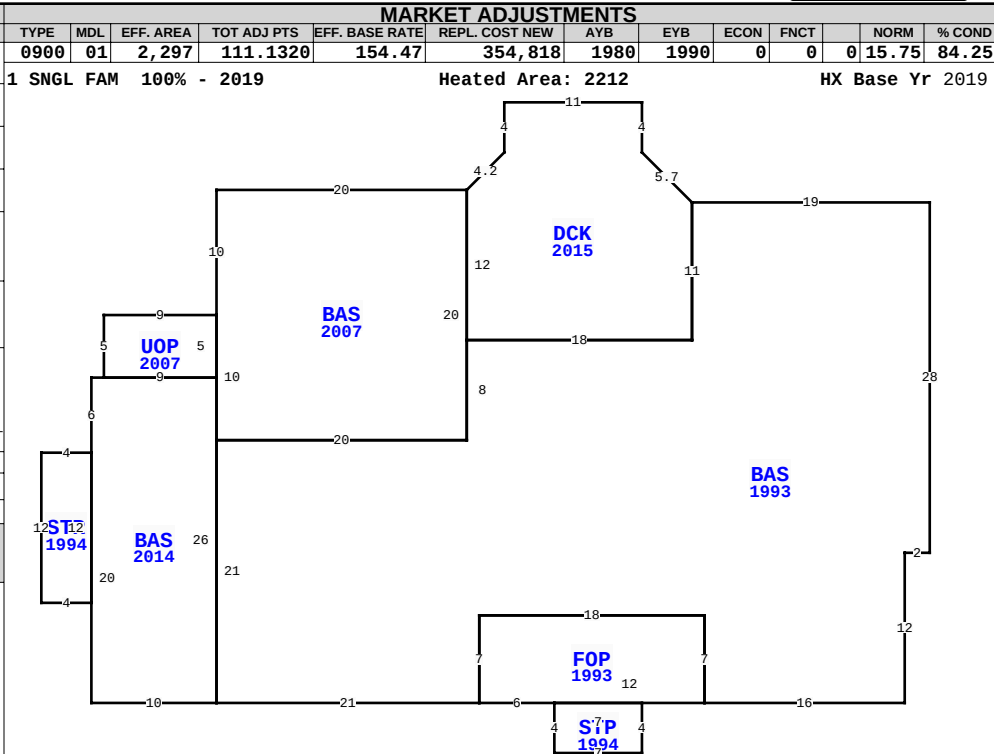
NEIGHBORHOOD/LOC	4031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,552	100	1993	1,552	201,978
BAS	400	100	2007	400	52,056
BAS	260	100	2014	260	33,836
DCK	302	10	2015	30	3,904
FOP	126	30	1993	38	4,945
STP	28	10	1994	3	390
STR	48	10	1994	5	650
UOP	45	20	2007	9	1,171

TOTALS	2,761			2,297	298,934
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0300	BOAT DCK W	0	100	200	5	1,000.00	SF	40.00
5	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00
6	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00
7	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00
8	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00
9	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF	1100.00	484.00	100.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF									
60,374									

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		363,314	
TOTAL MARKET OB/XF VALUE		60,374	
TOTAL LAND VALUE - MARKET		310,000	
TOTAL MARKET VALUE		733,688	
SOH/AGL Deduction		225,178	
ASSESSED VALUE		508,510	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		457,099	
TOTAL JUST VALUE		733,688	
NCON VALUE		406	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		713,688	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006533	ADD 800SQFT	85,000	06/17/2025
22006269	SWIM POOL	27,850	04/21/2022
R2102393	ROOF	11,900	03/02/2021
B1529852	GARAGE	112,842	01/01/2015
B0108887	XFOB	7,420	11/01/2001
985494	XFOB	1,501	10/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1826/0848	11/02/2012	WD	Q	I	02
GRANTOR: MAIN MARY CONSTANCE C					SALE PRICE
GRANTEE: WILSON ADAM & HILAR					
1762/0489	10/17/2011	WD	U	I	30
GRANTOR: MAIN ORRIN H					100
GRANTEE: THE ORRIN H MAIN RE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W19 DCK=[YR=2015] U4 L4 N4 W11 S4 L3 D3									
BAS=[YR=2007] W20S10 UOP=[YR=2007] W9 S5 BAS=[YR=2014] W1									
S6 STR=[YR=1994] W4 S12 E4 N12S S20 E10 N26 W9S E9 N5S S10									
E20 N20S S12 E18 N11S S11 W18 S8 W20 S21 E21 FOP=[YR=1993]									
E6 STP=[YR=1994] S4 E7 N4 W7S E12 N7 W18 S7S N7 E18S7 E16 N12									
E2 N28 \$.									

WILSON ADAM & HILLARY
96105 DOLPHIN WAY
YULEE, FL 32097

50-3N-28-0000-0041-0050

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