LOT 6
JORDANS COVE PB 6/359

FERREIRA LIVING TRUST/FERREIRA LOUIS A IV TRUSTEE
96159 REILLY CT
YULEE, FL 32097

2026

50-3N-28-0950-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 40
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05

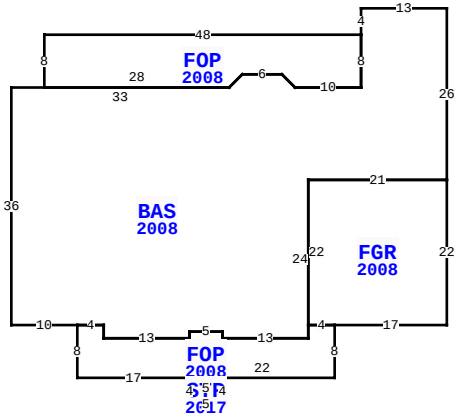
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4030.00		

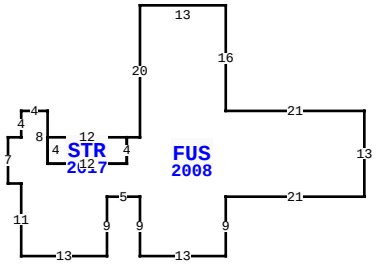
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,143	100	2008	2,143	390,743
FGR	462	55	2008	254	46,313
FOP	255	30	2008	76	13,857
FOP	368	30	2008	110	20,057
FUS	1,028	100	2008	1,028	187,440
STR	20	10	2017	2	364
STR	48	10	2017	5	912
TOTALS	4,324			3,618	659,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,618	119.3940	198.19	717,051	2008	2008	0	0	0	8.00	92.00

1 SFR CUST 100% - 2024 Heated Area: 3171 HX Base Yr 2024





96159 REILLY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

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
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	6,300	
4	0920	CWALL-WD/M	0	100	0	0	30.00	LF	390.00	390.00	100	2008	2008	3	27	3,159	
5	0920	CWALL-WD/M	0	100	0	0	115.00	LF	390.00	390.00	100	2008	2008	3	27	12,110	
6	0300	BOAT DCK W	0	100	12	14	168.00	SF	40.00	40.00	100	2017	2017	3	78	5,242	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		659,687
TOTAL MARKET OB/XF VALUE		26,811
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		836,498
SOH/AGL Deduction		0
ASSESSED VALUE		836,498
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		785,087
TOTAL JUST VALUE		836,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		837,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21393	XFOB	6,000	05/01/2008
E20149	ELEC OTHER	10,000	10/01/2007
M13043	MECH OTHER	0	06/01/2007
P12398	OTHER	0	05/01/2007
C19789	CO ISSUED	0	04/01/2007
B19789	NEW CONSTR	263,472	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2780/800	4/10/2025	WD	U	I	11	100
GRANTOR: FERREIRA LOUIS ANTHON						
GRANTEE: FERREIRA LIVING TRU						
2405/1964	11/03/2020	WD	Q	I	01	615,000
GRANTOR: D'ANNA DEBORA						
GRANTEE: FERREIRA LOUIS ANTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W13 S4 FOP=[YR=2008] W48 S8 E28 U2 R2 E6 D2 R2 E10 N8 $ S8 W10 U2 L2 W6 D2 L2 W33 S36 E10
FOP=[YR=2008] S8 E17 STR=[YR=2017] S4 E5 N4 W5$ E22 N8
FGR=[YR=2008] E17 N22 W21 S22 E4$ W4 S2 W13 N1 W5 S1 W13 N2 W4 $ E4 S2 E13 N1 E5 S1 E13 N24 E21 N26 $ PTR= E50
FUS=[YR=2008] W13 S20 W2 STR=[YR=2017] W12 S4 E12 N4$ S4 W12 N8 W4 S4 W2 S7 E2 S11 E13 N9 E5 S9 E13 N9 E21 N13 W21 N16$ W50$.

LAND DESCRIPTION

TOTAL OB/XF 26,811

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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS