

LOT 50
IN OR 1131/1229
ESMT PT OR 1117/1699

BEREI EDWARD M & SANDRA L
861689 WORTHINGTON DRIVE
YULEE, FL 32097

2026

51-3N-27-1626-0050-0000

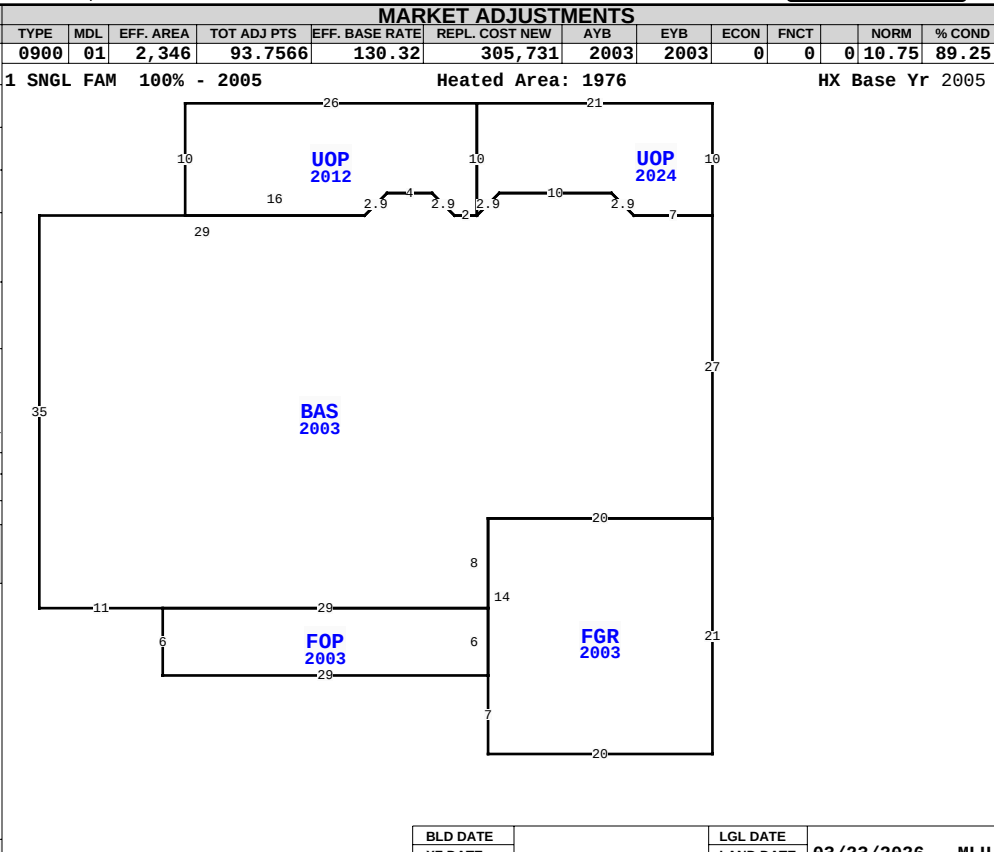


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	31	HARDIE BRD 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2003	1,976	229,829
FGR	420	55	2003	231	26,868
FOP	174	30	2003	52	6,048
UOP	248	20	2012	50	5,816
UOP	186	20	2024	37	4,304
TOTALS	3,004			2,346	272,865

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
3	0860	POOL/SPA
5	0350	CARPORT WD



TOTAL OB/XF															46,879
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				289,098	
TOTAL MARKET OB/XF VALUE				46,879	
TOTAL LAND VALUE - MARKET				90,000	
TOTAL MARKET VALUE				425,977	
SOH/AGL Deduction				207,840	
ASSESSED VALUE				218,137	
TOTAL EXEMPTION VALUE		HX HB VX		56,411	
BASE TAXABLE VALUE				161,726	
TOTAL JUST VALUE				425,977	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				425,569	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19-1147	MODULAR GARAGE (2	33,460	02/15/2019
B17475	SWIM POOL	30,000	03/01/2006
P036363	NEW CONSTR	0	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1131/1229	4/23/2003	WD	Q	I	
GRANTOR: HALLMARK HOMES INC					SALE PRICE
GRANTEE: BEREI EDWARD & SAND					150,700
1089/0498					23,500
10/22/2002					
GRANTOR: PAGE HILL ASSOCIATES					
GRANTEE: HALLMARK HOMES INC					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2003;ORIG=0,0] W7 U2L2 W10 D2L2 W2 U2L2 W4 D2L2 W29 S35 E11 E29 N8 E20 N27 \$									
FGR=[YR=2003;ORIG=-20,41] S7 E20 N21 W20 S14 \$									
UOP=[YR=2012;ORIG=-21,0] N10 W26 S10 E16 U2R2 E4 D2R2 E2 \$									
FOP=[YR=2003;ORIG=-49,35] S6 E29 N6 W29 \$									
UOP=[YR=2024;ORIG=-21,-10] E21 S10 W7 U2L2 W10 D2L2 N10 \$									

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000		

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