

PT OF SEC 44-3N-26E
PT OR 2566/585 BEING PARCEL 2
(EX OR 1824/1907)

WHITE GRACIE L/E/
67790 AMOS WHITE RD
YULEE, FL 32097

2023

07-3N-26-0000-0008-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	PAGE 1 of 1													
Exterior Wall	15	CONC BLOCK 70	0100	01	2,275	82.3935	74.36	169,169	1971	1971	0	0	55	28.59	20.00	VALUATION SUMMARY													
Exterior Wall	20	FACE BRICK 30	1 SINGLE FAM - 0% - 0													Heated Area: 1854													
Roof Structure	03	GABLE/HIP 100														HX Base Yr													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 60																											
Interior Wall	04	PLYWOOD 40																											
Interior Floor	14	CARPET 70																											
Interior Floor	09	PINE WOOD 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	02	Quality Level 02																											
DOR CODE	5000IMPROVED AG																												
MAP NUM																	05												
NEIGHBORHOOD/LOC	5001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,854	100	1,854	27,573																									
FSP	60	40	24	357																									
FST	110	55	60	892																									
UCP	231	20	46	684																									
UOP	156	20	31	461																									
USP	60	30	18	268																									
USP	190	30	57	848																									
UST	203	45	91	1,353																									
UST	209	45	94	1,398																									
TOTALS	3,073		2,275	33,834																									
EXTRA FEATURES																67828 AMOS WHITE RD, YULEE													
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												
2	0680	POLE SHED	0	0	0	0	400.00	SF	10.00	10.00	100	1980	1980	3	20	800													
3	0680	POLE SHED	0	0	0	0	400.00	SF	10.00	10.00	100	1980	1980	3	20	800													
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	31.6	1,106													
7	0510	GARAGE WD-	0	0	0	0	336.00	SF	35.00	35.00	100	1986	1986	3	20	2,352													
8	0351	CARPORT MT	0	0	20	10	200.00	SF	10.00	10.00	100	1990	1990	3	20	400													
9	0350	CARPORT WD	0	0	14	24	336.00	SF	5.20	5.20	100	1986	1986	3	20	349													
10	0681	POLE SHED	0	0	22	22	484.00	SF	15.00	15.00	100	1986	1986	3	20	1,452													
11	0350	CARPORT WD	0	0	0	0	530.00	SF	13.00	13.00	100	1990	1990	3	20	1,378													
TOTAL OB/XF																8,637													
LAND DESCRIPTION																													
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	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000												
2	005500	A	TIMBER 2 SI	0			0.00	0.00	2.33	AC		1.00	1.00	1.00	550.00	550.00	1,282												
3	006000	A	PAST1/HAY	0			0.00	0.00	13.79	AC		1.00	1.00	1.00	440.00	440.00	6,068												
4	009910	M	MKT. VAL. AG	0			0.00	0.00	16.12	AC		1.00	1.00	1.00	8,000.00	8,000.00	128,960												
REVIEW DATE 03/31/2021 BY KBA Total Acres: 17.12 Total Land Value: 52,350 Market: 128,960 Agricultural: 7,350 Common: 45,000 PRINTED 08/02/2023 BY SYS																													