PT GOVT LOT 2 OF SEC 7-3N-26E
& PT GOVT LOT 6 OF
SEC 12-3N-25E IN OR 1998/348

MASON GEORGE I & SYDELL
67920 AMOS WHITE RD
YULEE, FL 32097

2023

07-3N-26-0000-0008-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

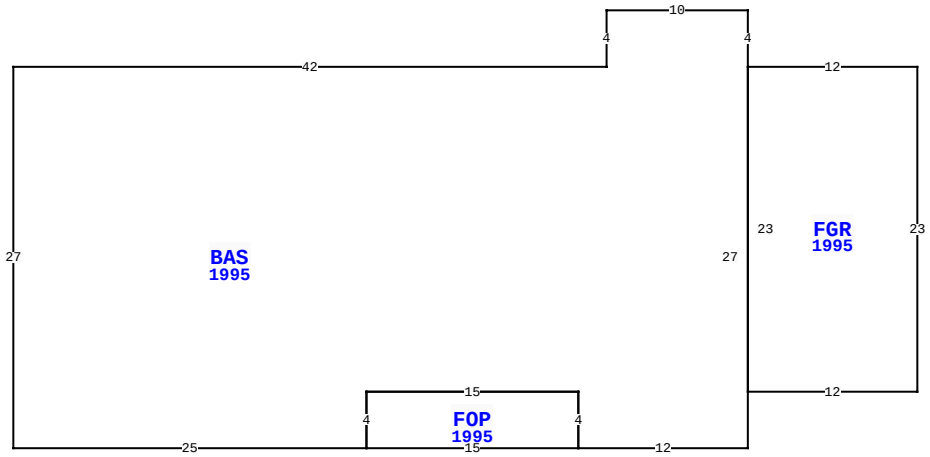
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,384	100	1,384	118,105
FGR	276	55	152	12,971
FOP	60	30	18	1,536
TOTALS	1,720		1,554	132,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,554	109.0000	98.37	152,867	1995	1995	0	0	0	13.25	86.75

1 SINGLE FAM – 0% - 0 Heated Area: 1384 HX Base Yr



67920 AMOS WHITE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	132,612
TOTAL MARKET OB/XF VALUE	11,491
TOTAL LAND VALUE - MARKET	49,950
TOTAL MARKET VALUE	194,053
SOH/AGL Deduction	38,267
ASSESSED VALUE	155,786
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,786
TOTAL JUST VALUE	194,053
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9501807	NEW CONSTR	66,000	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1998/0348	8/17/2015	SW	Q	I	01	127,000
GRANTOR: ASPEN SHACKLETON III						
GRANTEE: MASON GEORGE I & SY						
1998/0343	7/20/2015	WD	U	I	12	100
GRANTOR: NOBLE DONALD M & LEKE						
GRANTEE: ASPEN SHACKLETON II						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W12 BAS=[YR=1995] N4 W10 S4 W42 S27 E25
FOP=[YR=1995] E15 N4 W15 S4 $ N4 E15 S4 E12 N27 $ S23 E12 N23
$.

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	0811	CONCRETE B	0	0	0	0	1,504.00	SF	5.20	5.20	100	2000	2000	3	80	6,257	
2	0811	CONCRETE B	0	0	0	0	1,027.00	SF	5.20	5.20	100	2018	2018	3	98	5,234	

LAND DESCRIPTION

TOTAL OB/XF 11,491

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	000115	C	SFR ACRES	0	0005		0.00	0.00	1.11	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,950							

REVIEW DATE 09/20/2018 BY KBA Total Acres: 1.11 Total Land Value: 49,950 Market: 0 Agricultural: 0 Common: 49,950 PRINTED 08/02/2023 BY SYS