PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 1804/1171

THOMPSON WILLIE & EVA MAE
96185 MT ZION LOOP
YULEE, FL 32097

2023

24-2N-28-0000-0038-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

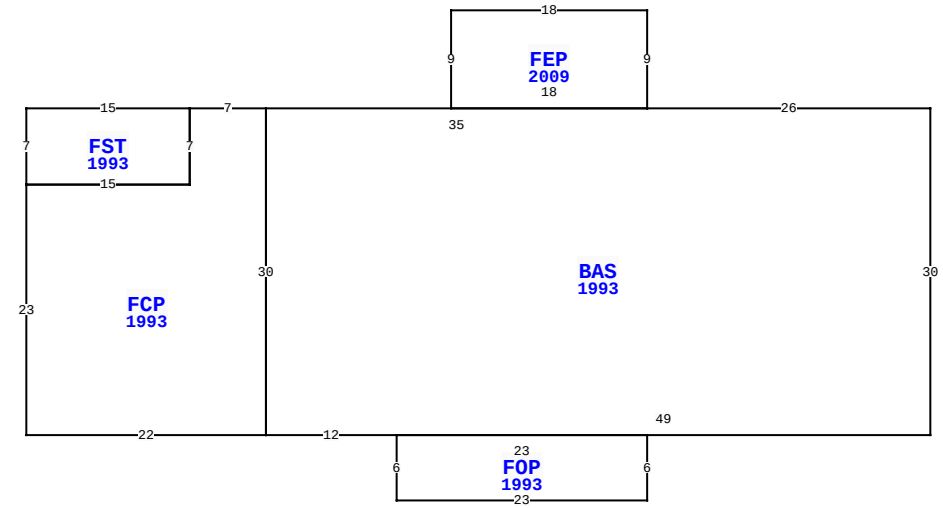
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	1,830	106,429
FCP	555	25	139	8,084
FEP	162	80	130	7,561
FOP	138	30	41	2,384
FST	105	55	58	3,373
TOTALS	2,790		2,198	127,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,198	131.5160	118.69	260,881	1982	1990	0	0	25	26.00	49.00

1 SINGLE FAM – 100% - 2013 Heated Area: 1830 HX Base Yr 2013



96185 MT ZION LOOP, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		127,832
TOTAL MARKET OB/XF VALUE		10,289
TOTAL LAND VALUE - MARKET		151,500
TOTAL MARKET VALUE		289,621
SOH/AGL Deduction		217,122
ASSESSED VALUE		72,499
TOTAL EXEMPTION VALUE	HX HB	47,499
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		289,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25304	ELEC OTHER	0	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1804/1171	7/30/2012	WD	Q	I	02	140,000
GRANTOR: BAKER LUVERTA J						
GRANTEE: THOMPSON WILLIE & E						
0227/0681	1/01/1976	WD	Q	V		1,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FEP=[YR=2009] N9 W18 S9 E18$ W35
FCP=[YR=1993] W7 FST=[YR=1993] W15 S7 E15 N7$ S7 W15 S23 E22
N30$ S30 E12 FOP=[YR=1993] S6 E23 N6 W23$ E49 N30$.

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	100	50	22	1,100.00	SF	5.20	5.20	100	1982	1982	3	41	2,345	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	1982	1982	3	20	643	
3	0681	POLE SHED	0	100	30	20	600.00	SF	15.00	15.00	100	1982	1982	3	20	1,800	
4	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	1995	1995	3	72	1,123	
5	0810	CONCRETE A	0	100	51	3	153.00	SF	6.50	6.50	100	2010	2010	3	92	915	
6	0812	CONCRETE C	0	100	0	0	1,228.00	SF	3.00	3.00	100	2012	2012	3	94	3,463	

LAND DESCRIPTION

TOTAL OB/XF 10,289

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	000100	C	SFR	100	0006	CG	125.00	420.00	50,500.00	SF		1.00	1.00	1.00	3.00	3.00	151,500							

REVIEW DATE 07/16/2020 BY KWA Total Acres: 0.00 Total Land Value: 151,500 Market: 0 Agricultural: 0 Common: 151,500 PRINTED 08/02/2023 BY SYS