PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 1104/949

MELTON LILLIE MAE
96384 MT ZION LOOP
YULEE, FL 32097

2023

24-2N-28-0000-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	03	Quality Level 03

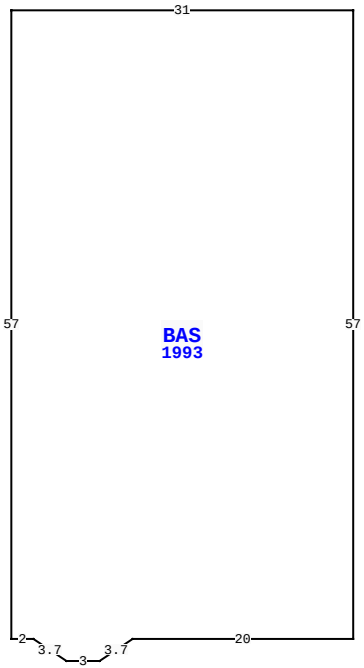
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,779	100	1,779	111,297
TOTALS	1,779		1,779	111,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,779	106.0000	95.66	170,179	1960	1970	0	0	0	34.60	65.40

1 SINGLE FAM – 100% - 0 Heated Area: 1779 HX Base Yr



96384 MT ZION LOOP, YULEE

BLD DATE	03/19/2008	RK	LGL DATE	06/05/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		111,297
TOTAL MARKET OB/XF VALUE		2,528
TOTAL LAND VALUE - MARKET		13,320
TOTAL MARKET VALUE		127,145
SOH/AGL Deduction		46,460
ASSESSED VALUE		80,685
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		25,685
TOTAL JUST VALUE		127,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B180819	WINDOWS	4,950	01/01/2018
R1800821	REMODEL	9,625	01/01/2018
4861	ADDITION	22,443	05/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/0123	9/06/2003	QC	U	I	11	100
GRANTOR: MELTON LILLIE ET AL						
GRANTEE: MELTON LILLIE						
1104/0949	12/31/2002	QC	U	I	01	100
GRANTOR: MELTON AMOS J						
GRANTEE: MELTON LILLIE MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 S57 E2 D2 R3 E3 R3 U2 E20 N57$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
3	0810	CONCRETE A	0	100	20	12	240.00	SF	4.55	4.55	100	1968	1968	3	20	218	

LAND DESCRIPTION

TOTAL OB/XF 2,528

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		RM	50.00	110.00	0.09	AC		1.00	1.00	1.85	80,000.00	148,000.00	13,320							

REVIEW DATE 01/04/2018 BY KWX Total Acres: 0.09 Total Land Value: 13,320 Market: 0 Agricultural: 0 Common: 13,320 PRINTED 08/02/2023 BY SYS