LOT 8
IN OR 1995/28 (EX SOUTHERN
BELL ESMT OR 608/220)

SHAPIRA FRANK NATALE
86253 MELISSA RD
YULEE, FL 32097

**2023**

**25-2N-28-0200-0008-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

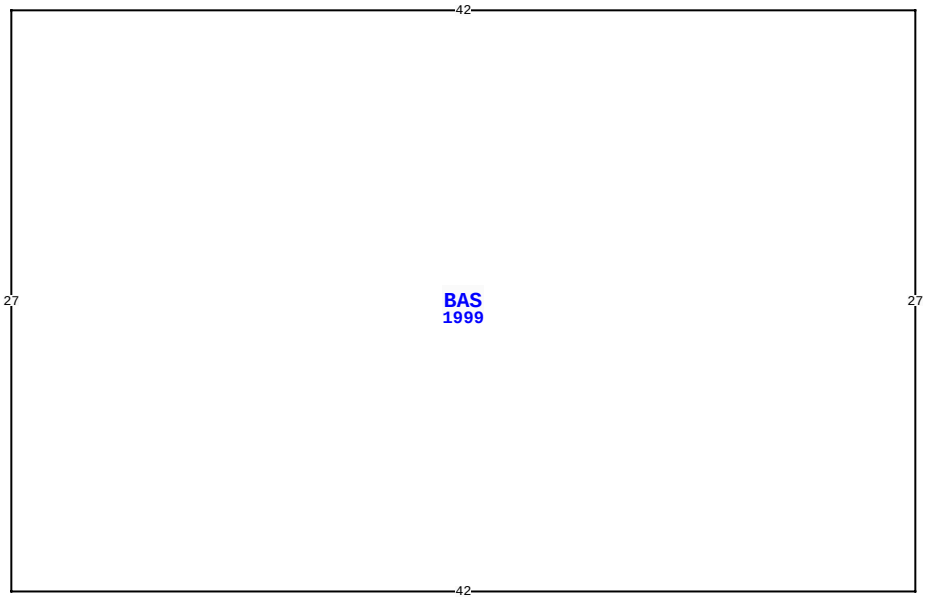
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,134 | 100 | 1,134 | 42,357 |
| TOTALS | 1,134 | | 1,134 | 42,357 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,134 | 116.0000 | 81.20 | 92,081 | 1999 | 1999 | 0 | 0 | 0 | 54.00 | 46.00 |

2 M/H 94+ – 0% - 0 Heated Area: 1134 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 02/25/2008 | RK | LGL DATE |
| XF DATE | 02/25/2008 | RK | LAND DATE 06/20/2023 MLU |
| INC DATE | | | AG DATE |

96095 BLACKROCK RD, YULEE

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 42,357 |
| TOTAL MARKET OB/XF VALUE | 16,997 |
| TOTAL LAND VALUE - MARKET | 80,800 |
| TOTAL MARKET VALUE | 140,154 |
| SOH/AGL Deduction | 45,749 |
| ASSESSED VALUE | 94,405 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 94,405 |
| TOTAL JUST VALUE | 140,154 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 100,919 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632723 | 21X12CPT | 5,625 | 07/01/2016 |
| B1531553 | 18X25FGR | 20,084 | 12/01/2015 |
| E21711 | ELEC OTHER | 0 | 04/01/1999 |
| 992696 | MH MOVE-ON | 0 | 04/01/1999 |
| 984752 | CHNGE SRVC | 0 | 05/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1995/0028 | 3/26/2015 | WD | U | I | 12 | 38,000 |
| GRANTOR: 21ST MORTGAGE CORPORA | | | | | | |
| GRANTEE: SHAPIRA FRANK NATAL | | | | | | |
| 1940/0812 | 10/02/2014 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: 21ST MORTGAGE CORPO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W42 S27 E42 N27 $ .

## 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 | 0940 | SHEDS/PORT | 0 | 0 | 28 | 20 | 560.00 | SF | 20.10 | 20.10 | 100 | 1975 | 1975 | 3 | 20 | 2,251 | |
| 9 | 1242 | WD DECK A | 0 | 0 | 12 | 20 | 240.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 20 | 480 | |
| 10 | 1242 | WD DECK A | 0 | 0 | 14 | 10 | 140.00 | SF | 10.00 | 10.00 | 100 | 2015 | 2015 | 3 | 74 | 1,036 | |
| 11 | 0510 | GARAGE WD- | 0 | 0 | 25 | 18 | 450.00 | SF | 35.00 | 35.00 | 100 | 2016 | 2016 | 3 | 84 | 13,230 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,997

| 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 | 000102 | C | SFR/MH | 0 | | OR | 0.00 | 0.00 | 1.01 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,800 | | | | | | | |

REVIEW DATE 11/30/2022 BY DJA Total Acres: 1.01 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800 PRINTED 08/02/2023 BY SYS