

LOT 57
IN OR 2119/1615
R 224012 & R 224013

WOLFE CHRISTOPHER D
96016 GLEN LAUREL CT
YULEE, FL 32097

2023

33-4N-23-2020-0057-0000



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	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	05	AVERAGE 100	0820	02	1,606	122.8000	79.82	128,191	1984	1989	0	0	0	70.00	30.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 0													STANDARD													
Roof Cover	12	MODULAR MT 100	Heated Area: 1568													HX Base Yr													
Interior Wall	05	DRYWALL 100	56 28 38 18 14 11 14													BAS 1993													
Interior Floo	14	CARPET 70														28													
Interior Floo	08	SHT VINYL 30																											
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														136,873													
Quality		03	Quality Level 03																										
DOR CODE		0200 MOBILE HOME																											
MAP NUM																MKT AREA		09											
NEIGHBORHOOD/LOC		9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,568	100	1,568	37,547																									
UOP	154	25	38	910																									
TOTALS		1,722		1,606		38,457																							
EXTRA FEATURES										17196 LILLER RD, HILLIARD																			
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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	58	1,160													
4	0753	UEP	0	0	48	12	576.00	SF	22.00	22.00	100	1998	1998	3	27	3,421													
5	0350	CARPORT WD	0	0	20	20	400.00	SF	13.00	13.00	100	1998	1998	3	20	1,040													
6	0510	GARAGE WD-	0	0	20	16	320.00	SF	35.00	35.00	100	1998	1998	3	27	3,024													
7	0510	GARAGE WD-	0	0	19	13	247.00	SF	35.00	35.00	100	1998	1998	3	27	2,334													
8	0350	CARPORT WD	0	0	34	13	442.00	SF	13.00	13.00	100	1998	1998	3	20	1,149													
9	0681	POLE SHED	0	0	29	15	435.00	SF	15.00	15.00	100	1998	1998	3	27	1,762													
LAND DESCRIPTION										TOTAL OB/XF 13,890																			
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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000												
REVIEW DATE 11/01/2019 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS																													