PT OF LOT 2
IN OR 1547/478
R434265 & R434266

TAYLOR PATRICIA A
97106 FEN AVE
YULEE, FL 32097

2023

37-3N-27-4680-0002-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

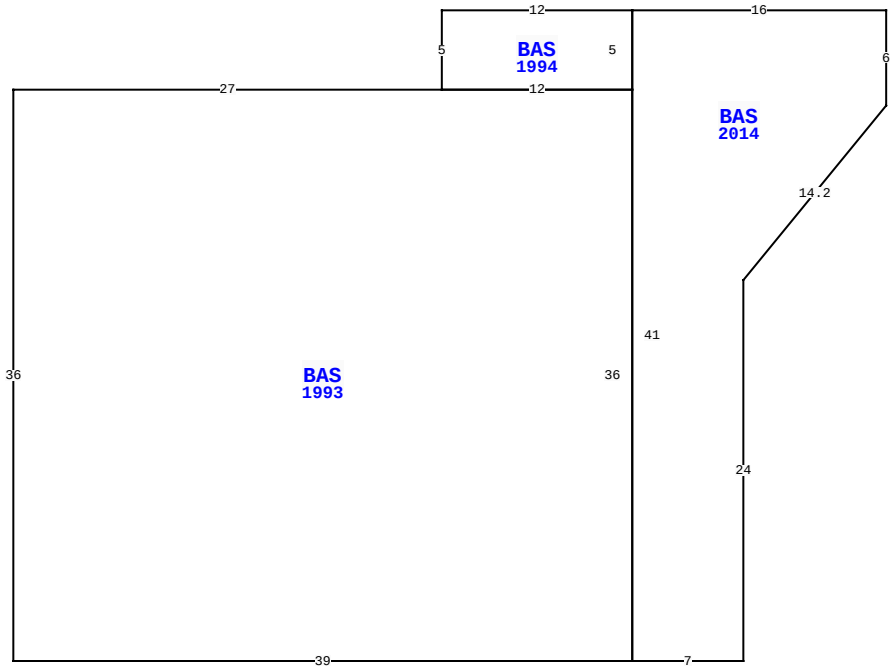
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,404	100	1,404	31,320
BAS	60	100	60	1,339
BAS	391	100	391	8,723
TOTALS	1,855		1,855	41,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,855	114.4000	74.36	137,938	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2009 Heated Area: 1855 HX Base Yr 2009



97106 FEN AVE, YULEE

BLD DATE	07/08/2015 KK	LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		41,381
TOTAL MARKET OB/XF VALUE		8,371
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		129,752
SOH/AGL Deduction		81,207
ASSESSED VALUE		48,545
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,545
TOTAL JUST VALUE		129,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/0478	1/22/2008	WD	U	I	05	112,100
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: TAYLOR PATRICIA A						
1531/0471	10/18/2007	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W16 BAS=[YR=1994] W12 S5 BAS=[YR=1993] W27 S36 E39 N36 W12$ E12 N5$ S41 E7 N24 U11 R9 N6 $.

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	0812	CONCRETE C	0	100	0	0	3,171.00	SF	4.00	4.00	100	1992	1992	3	66	8,371	

LAND DESCRIPTION

TOTAL OB/XF 8,371

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	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/17/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS