PT OF LOT 5
IN OR 663 PG 202
ESMTS IN OR 414/194 & 196

CONVERSE CHARLE E & AMY M
97094 CONVERSE LANE
YULEE, FL 32097

2023

37-3N-27-4680-0005-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

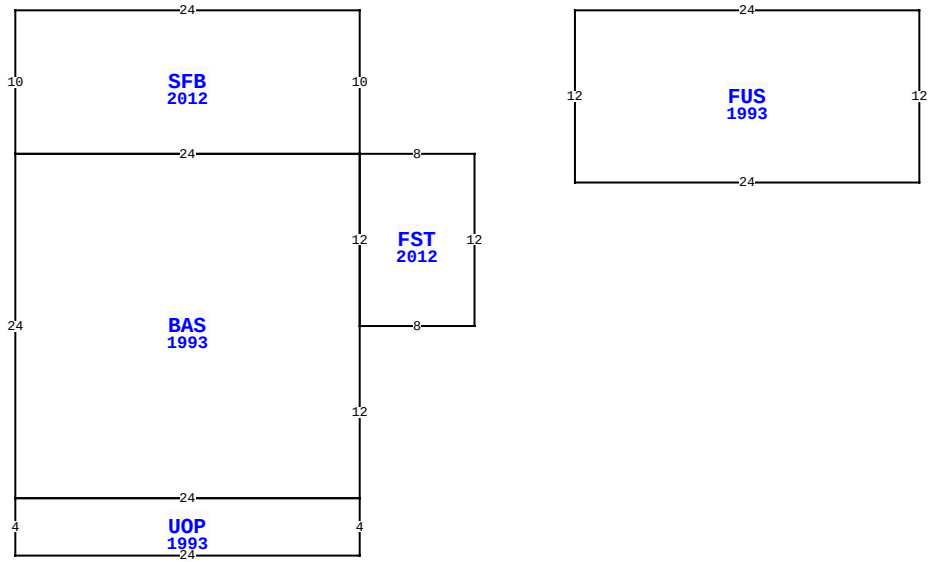
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	48,312
FST	96	55	53	4,446
FUS	288	100	288	24,157
SFB	240	80	192	16,104
UOP	96	20	19	1,594
TOTALS	1,296		1,128	94,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,128	111.3000	100.45	113,308	1978	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 0% - 0 Heated Area: 1056 HX Base Yr



97087 CONVERSE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	94,612
TOTAL MARKET OB/XF VALUE	12,057
TOTAL LAND VALUE - MARKET	74,400
TOTAL MARKET VALUE	181,069
SOH/AGL Deduction	44,892
ASSESSED VALUE	136,177
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,177
TOTAL JUST VALUE	181,069
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6467	CHNGE SRVC	0	01/31/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0663/0202	7/13/1992	WD	U	I	06	5,000
GRANTOR: ADAMS JOHNNY & M H						
GRANTEE: CONVERSE CHARLE & A						
0641/0148	11/13/1991	WD	U	I	01	25,000
GRANTOR: LEE GEORGE & KATHY						
GRANTEE: ADAMS JOHNNY & M						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2012] W24 S10 BAS=[YR=1993] S24 UOP=[YR=1993] S4 E24N4 W24 $ E24 N12 FST=[YR=2012] E8 N12 W8 S12$ N12 W24 $ E24 N10$ PTR= E15 FUS=[YR=1993] E24 S12 W24 N12 $ W15 $.

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	0510	GARAGE WD-	0	0	38	10	380.00	SF	24.85	24.85	100	1978	1978	3	20	1,889	
4	0681	POLE SHED	0	0	12	14	168.00	SF	15.00	15.00	100	2000	2000	3	29	731	
5	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
6	1242	WD DECK A	0	0	0	0	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	
7	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
8	0200	BARN WD 0-	0	0	36	36	1,296.00	SF	20.00	20.00	100	2000	2000	3	29	7,517	

LAND DESCRIPTION

TOTAL OB/XF 12,057

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.24	AC		1.00	1.00	0.75	80,000.00	60,000.00	74,400							

REVIEW DATE 02/22/2018 BY SBX Total Acres: 1.24 Total Land Value: 74,400 Market: 0 Agricultural: 0 Common: 74,400 PRINTED 08/02/2023 BY SYS