

PT OF LOT 5 & PT OF LOT 35  
SEC 42-3N-28 OR 515/41  
SUB H M THIGPEN EST PB 39/356

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

2023

37-3N-27-4680-0005-0080



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | CB STUCCO 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 60   |
| Interior Floo            | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| Bathrooms                |    | 2 100          |
| 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         | 5000    | IMPROVED AG      |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4031.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,032            | 100         | 2,032        | 169,481              |
| FOP       | 108              | 30          | 32           | 2,669                |
| TOTALS    | 2,140            |             | 2,064        | 172,150              |

| EXTRA FEATURES |            |             |         |    |    |          |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|----------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 1242       | WD DECK A   | 0 100   | 0  | 0  | 160.00   | SF | 10.00 | 10.00          | 100       | 1980    |
| 2              | 0911       | SCRN RM A   | 0 100   | 40 | 24 | 960.00   | SF | 17.50 | 17.50          | 100       | 1985    |
| 3              | 0911       | SCRN RM A   | 0 100   | 0  | 0  | 288.00   | SF | 17.50 | 17.50          | 100       | 1985    |
| 4              | 0350       | CARPORT WD  | 0 100   | 29 | 5  | 145.00   | SF | 6.50  | 6.50           | 100       | 1989    |
| 5              | 0861       | POOL GUNIT  | 0 100   | 0  | 0  | 400.00   | SF | 85.00 | 85.00          | 100       | 1997    |
| 6              | 0812       | CONCRETE C  | 0 100   | 0  | 0  | 3,500.00 | SF | 4.00  | 4.00           | 100       | 2005    |
| 7              | 0510       | GARAGE WD-  | 0 100   | 0  | 0  | 480.00   | SF | 35.00 | 35.00          | 100       | 2000    |
| 8              | 0680       | POLE SHED   | 0 100   | 50 | 16 | 800.00   | SF | 10.00 | 10.00          | 100       | 2019    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 005000   | C   | RURAL HOME           | 100 | 0008 | OR       | 0.00  | 0.00  | 2.00        | AC        | 1.00 |
| 2                | 006000   | A   | PAST1/HAY            | 0   |      |          | 0.00  | 0.00  | 1.82        | AC        | 1.00 |
| 3                | 009910   | M   | MKT. VAL. AG         | 0   |      |          | 0.00  | 0.00  | 1.82        | AC        | 1.00 |

| MARKET ADJUSTMENTS      |     |           |             |                |                |      |      |      |      |         |        |
|-------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0100                    | 01  | 2,064     | 114.8000    | 103.61         | 213,851        | 1978 | 1983 | 0    | 0    | 0 19.50 | 80.50  |
| 1 SINGLE FAM - 100% - 0 |     |           |             |                |                |      |      |      |      |         |        |
| Heated Area: 2032       |     |           |             |                |                |      |      |      |      |         |        |
| HX Base Yr              |     |           |             |                |                |      |      |      |      |         |        |
|                         |     |           |             |                |                |      |      |      |      |         |        |
| BAS 1993                |     |           |             |                |                |      |      |      |      |         |        |
| FOP 1993                |     |           |             |                |                |      |      |      |      |         |        |
| BLD DATE                |     |           |             |                |                |      |      |      |      |         |        |
| XF DATE                 |     |           |             |                |                |      |      |      |      |         |        |
| INC DATE                |     |           |             |                |                |      |      |      |      |         |        |
| LGL DATE                |     |           |             |                |                |      |      |      |      |         |        |
| LAND DATE               |     |           |             |                |                |      |      |      |      |         |        |
| AG DATE                 |     |           |             |                |                |      |      |      |      |         |        |
| 06/20/2023 MLU          |     |           |             |                |                |      |      |      |      |         |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 36,509      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 2 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 4              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 219,075     |
| TOTAL MARKET OB/XF VALUE  |  |  | 36,509      |
| TOTAL LAND VALUE - MARKET |  |  | 269,200     |
| TOTAL MARKET VALUE        |  |  | 416,385     |
| SOH/AGL Deduction         |  |  | 200,938     |
| ASSESSED VALUE            |  |  | 215,447     |
| TOTAL EXEMPTION VALUE     |  |  | 50,000      |
| BASE TAXABLE VALUE        |  |  | 165,447     |
| TOTAL JUST VALUE          |  |  | 524,784     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 339,253     |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 974240     | SWIM POOL   | 10,500 | 10/01/1997 |

| SALES DATA                  |           |           |       |       |            |
|-----------------------------|-----------|-----------|-------|-------|------------|
| OFF RECORD Number           | DATE      | TYPE INST | Q / U | V / I | RSN CD     |
| 0515/0041                   | 4/13/1987 | WD        | Q     | I     |            |
| GRANTOR: PETIT & HARRIS     |           |           |       |       | SALE PRICE |
| GRANTEE: CONVERSE CHARLES & |           |           |       |       |            |
| 0414/0185                   | 3/01/1984 | WD        | Q     | I     |            |
| GRANTOR:                    |           |           |       |       | 77,000     |
| GRANTEE:                    |           |           |       |       |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W16 N10 W24 S10 W16 S32 E17 FOP=[YR=1993] S6 E18 N6 W18\$ E39 N32\$. |  |  |  |  |  |  |  |  |  |  |  |

**CONVERSE CHARLES E & AMY M**  
97094 CONVERSE LANE  
YULEE, FL 32097

# 2023

[illegible]