



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,362	100	1,362	137,227
FGR	430	55	236	23,778
FOP	80	30	24	2,418
FOP	98	30	29	2,922
TOTALS	1,970		1,651	166,345

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	33	16	528.00	SF	6.50	
2	0810	CONCRETE A	0 100	35	3	105.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,651	120.8900	109.10	180,124	2006	2006	0	0
1 SINGLE FAM - 100% - 2020									
Heated Area: 1362									
HX Base Yr 2020									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				

96043 MORTON LN, YULEE									
TOTAL OB/XF 3,621									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									PAGE 1 of 1 4
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					166,345				
TOTAL MARKET OB/XF VALUE					3,621				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					224,966				
SOH/AGL Deduction					69,338				
ASSESSED VALUE					155,628				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					105,628				
TOTAL JUST VALUE					224,966				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					195,623				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11992	MECH OTHER	0	09/01/2006
C18322	CO ISSUED	178,990	08/01/2006
B18322	NEW CONSTR	178,990	08/01/2006
E17960	ELEC OTHER	1,900	08/01/2006
P11442	OTHER	0	08/01/2006
R09587	REPAIR/RRF	1,500	08/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2285/1493	6/25/2019	WD	Q	I	01	177,900	
GRANTOR: SHLIMOVICH LEV & ALEX							
GRANTEE: JAPAU LIZA ACOSTA							
2158/0938	9/22/2017	QC	U	I	11	100	
GRANTOR: KOLTSOVA TATIANA							
GRANTEE: SHLIMOVICH LEV & AL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2006] N23 BAS=[YR=2006] N47 W22 FOP=[YR=2006] W8 S10 E8 N10S\$10 W8 S32 FOP=[YR=2006] S15 E10 N4 W3 U3 L2 N8 W5E5 S8 R2 D3 E4 U3 R2 E5 N3 E12\$W12 S3 W5 D3 L2 W1 S17 E20\$.									