PT OF LOT 2
IN OR 2167/162

CLOUGH STACY L & SHAWN M
96231 WILL YOUNG ROAD
YULEE, FL 32097

2023

38-3N-28-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

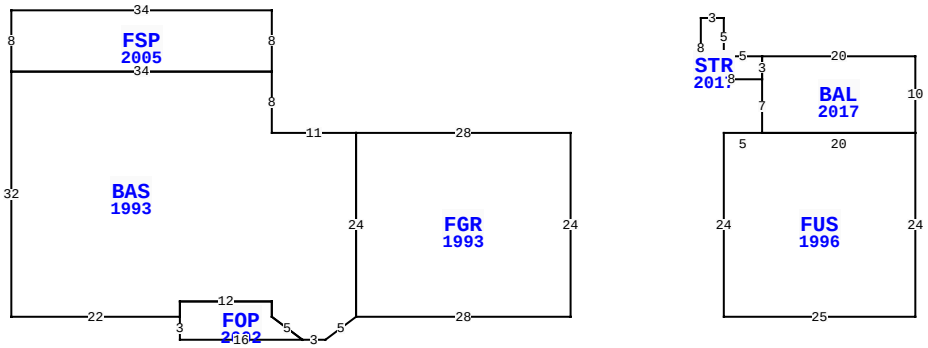
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
BAL	200	15	30	2,596
BAS	1,349	100	1,349	116,735
FGR	672	55	370	32,017
FOP	66	30	20	1,731
FSP	272	40	109	9,432
FUS	600	100	600	51,921
STR	39	10	4	347
TOTALS	3,198		2,482	214,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,482	116.2224	104.89	260,337	1960	1980	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1949 HX Base Yr 2018



96231 WILL YOUNG RD, YULEE

BLD DATE		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		214,778
TOTAL MARKET OB/XF VALUE		15,757
TOTAL LAND VALUE - MARKET		61,600
TOTAL MARKET VALUE		292,135
SOH/AGL Deduction		98,204
ASSESSED VALUE		193,931
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,931
TOTAL JUST VALUE		292,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94301413	ADDITION	29,952	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/0162	12/20/2017	WD	Q	I	01	196,500
GRANTOR: S & I MANAGEMENT LLC						
GRANTEE: CLOUGH STACY L & SH						
2097/0651	12/22/2016	QC	U	I	11	100
GRANTOR: S & I MANAGEMENT LLC						
GRANTEE: S & I MANAGEMENT LL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W28 BAS=[YR=1993] W11 N8 FSP=[YR=2005] N8 W34 S8 E34 $ W34 S32 E22 FOP=[YR=2002] S3 E16 U3 L4 N2 W12 S2$ N2 E12 S2 R4 D3 E3 R4 U3 N24$ S24 E28 N24$ PTR= E45 FUS=[YR=1996] S24 W25 N24 E5 BAL=[YR=2017] N7 STR=[YR=2017] W8 N8 E3 S5 E5 S3$ N3 E20 S10 W20 $ E20$ W45 $.

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
4	0812	CONCRETE C	0	100	42	25	1,050.00	SF	4.00	4.00	100	1996	1996	3	73	3,066	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
8	0810	CONCRETE A	0	100	28	15	420.00	SF	4.88	4.88	100	2005	2005	3	87	1,781	
9	0510	GARAGE WD-	0	100	23	30	690.00	SF	26.25	26.25	100	2005	2005	3	44	7,970	

LAND DESCRIPTION

TOTAL OB/XF 15,757

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	000100	C	SFR	100	0005	RMH	100.00	200.00	0.55	AC		1.00	1.00	1.40	80,000.00	112,000.00	61,600							

REVIEW DATE 04/12/2018 BY KW Total Acres: 0.55 Total Land Value: 61,600 Market: 0 Agricultural: 0 Common: 61,600 PRINTED 08/02/2023 BY SYS