PT F P SANCHEZ GRANT
SEC 40-3N-25E IN OR 1512/1025
(EX PT IN AMOS WHITE RD)

HALL MAUDE EVON
32237 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2023

40-3N-25-0000-0001-0050

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	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
Quality	05	Quality Level 05

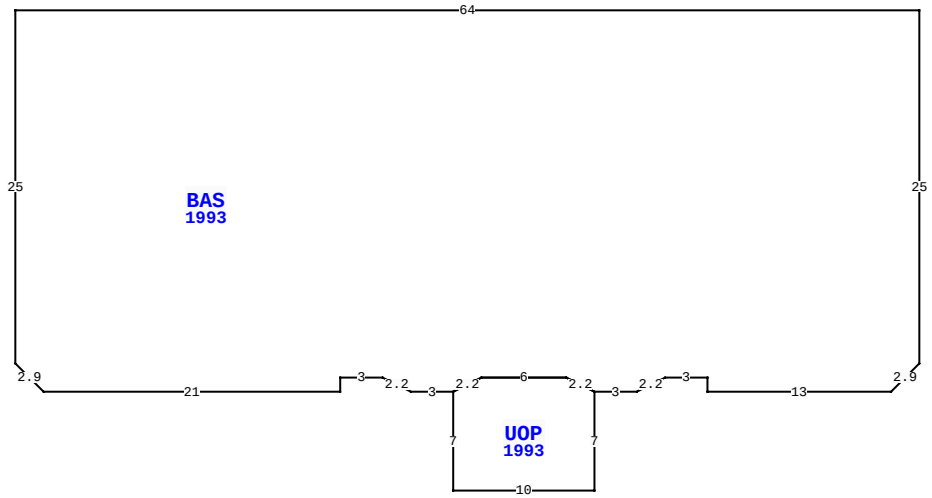
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	1,708	47,161
UOP	78	25	20	552
TOTALS	1,786		1,728	47,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,728	141.6000	92.04	159,045	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1708 HX Base Yr



67931 AMOS WHITE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	47,714
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	82,714
SOH/AGL Deduction	33,169
ASSESSED VALUE	49,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,545
TOTAL JUST VALUE	82,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M972693	H/AC	0	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/1034	2/28/2007	QC	U	I	11	100
GRANTOR: MASON WAYNE (S)						
GRANTEE: HALL MAUDE EVON (M)						
1512/1031	2/28/2007	QC	U	I	01	100
GRANTOR: MASON JOHN (M)						
GRANTEE: HALL MAUDE EVON (M)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S25 R2 D2 E21 N1 E3 D1 R2 E3
UOP=[YR=1993] S7 E10 N7 U1 L2 W6 D1 L2 $ U1 R2 E6 D1 R2 E3 U1 R2 E3 S1 E13 U2 R2 N25 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS