PT OF LOT 21
IN OR 1865/1036
THIGPEN SURVEY DB 39/356

DAVIS TREVOR D & AMANDA H
97304 YORKSHIRE DR
YULEE, FL 32097

2023

42-3N-28-5080-0021-0010

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

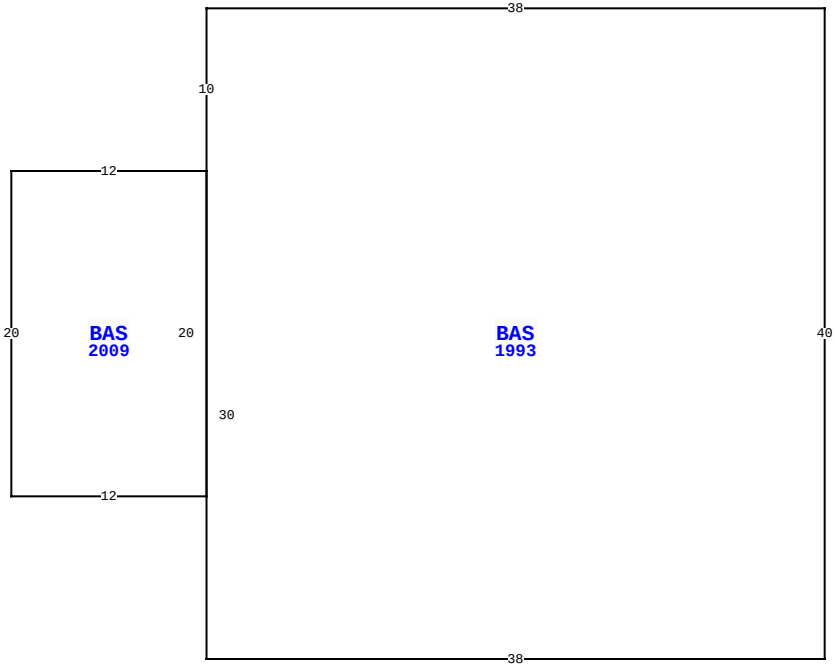
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100	1,520	134,684
BAS	240	100	240	21,266
TOTALS	1,760		1,760	155,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,760	110.0000	99.28	174,733	1985	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2014 Heated Area: 1760 HX Base Yr 2014



97304 YORKSHIRE DR, 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		155,949
TOTAL MARKET OB/XF VALUE		4,507
TOTAL LAND VALUE - MARKET		92,000
TOTAL MARKET VALUE		252,456
SOH/AGL Deduction		64,613
ASSESSED VALUE		187,843
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,843
TOTAL JUST VALUE		252,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230007595	NEW FOP	10,769	06/13/2023
M2005439	H/AC	5,392	07/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1865/1036	6/28/2013	WD	Q	I	02	127,000
GRANTOR: MCCARTHY JIMMY R & DE						
GRANTEE: DAVIS TREVOR D & AM						
0723/0391	2/02/1995	WD	Q	I		80,000
GRANTOR: SAPP PHILIP & SUSAN						
GRANTEE: MCCARTHY JIMMY & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S10 BAS=[YR=2009] W12 S20 E12 N20 $ S30 E38 N40 $.

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	0940	SHEDS/PORT	0	100	12	20	240.00	SF	20.10	20.10	100	2005	2005	3	27	1,302	
2	0681	POLE SHED	0	100	10	16	160.00	SF	7.50	7.50	100	2005	2005	3	44	528	
3	0350	CARPORT WD	0	100	12	14	168.00	SF	13.00	13.00	100	2005	2005	3	27	590	
4	0820	WOOD WALK	0	100	0	0	444.00	SF	11.75	11.75	100	1996	1996	3	40	2,087	

LAND DESCRIPTION

TOTAL OB/XF 4,507

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	000116	C	SFR MARSH	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	0.80	115,000.00	92,000.00	92,000							

REVIEW DATE 06/09/2021 BY KWA Total Acres: 1.00 Total Land Value: 92,000 Market: 0 Agricultural: 0 Common: 92,000 PRINTED 08/02/2023 BY SYS