PT OF LOT 30 IN OR 2034/1223
THIGPENS SURVEY DBK 39/356
{R498190 & 1983 SEVI SW/MH}

WYCKOFF CHRISTOPHER ALLAN JR
97243 PO FOLKS WAY
YULEE, FL 32097

2023

42-3N-28-5080-0030-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	Quality Level 03

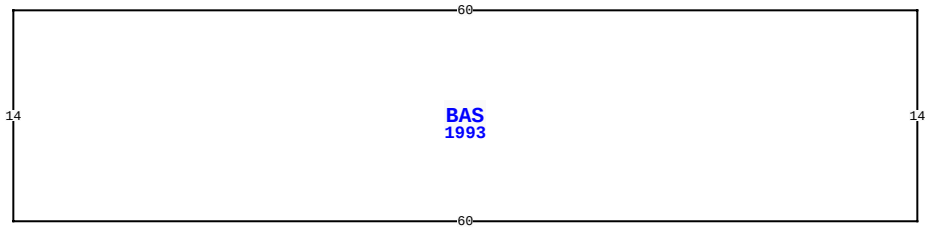
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	14,382
TOTALS	840		840	14,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	87.8000	57.07	47,939	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2015 Heated Area: 840 HX Base Yr 2015



97243 PO FOLKS WAY, 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		44,993
TOTAL MARKET OB/XF VALUE		16,042
TOTAL LAND VALUE - MARKET		136,000
TOTAL MARKET VALUE		197,035
SOH/AGL Deduction		99,645
ASSESSED VALUE		97,390
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,390
TOTAL JUST VALUE		197,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165734	CO ISSUED	0	05/17/2016
MH165734	MH MOVE-ON	0	04/01/2016
8798	MH MOVE-ON	5,000	02/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2034/1223	3/18/2016	QC	U	I	11	100
GRANTOR: WYCKOFF STEPHEN JOSEP						
GRANTEE: WYCKOFF CHRISTOPHER						
1927/1640	7/15/2014	QC	U	I	11	100
GRANTOR: WYCKOFF LESLIE & CHRI						
GRANTEE: WYCKOFF CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S14 E60 N14$.

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	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	100	1991	1991	3	64	14,746	
2	0752	USP	0	100	8	10	80.00	SF	15.00	15.00	100	2005	2005	3	44	528	
4	0752	USP	0	100	7	7	80.00	SF	15.00	15.00	100	2010	2010	3	64	768	

LAND DESCRIPTION

TOTAL OB/XF 16,042

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.00	AC		1.00	1.00	0.85	80,000.00	68,000.00	136,000							

REVIEW DATE 01/24/2023 BY DJA Total Acres: 2.00 Total Land Value: 136,000 Market: 0 Agricultural: 0 Common: 136,000 PRINTED 08/02/2023 BY SYS

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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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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	03	Quality Level 03

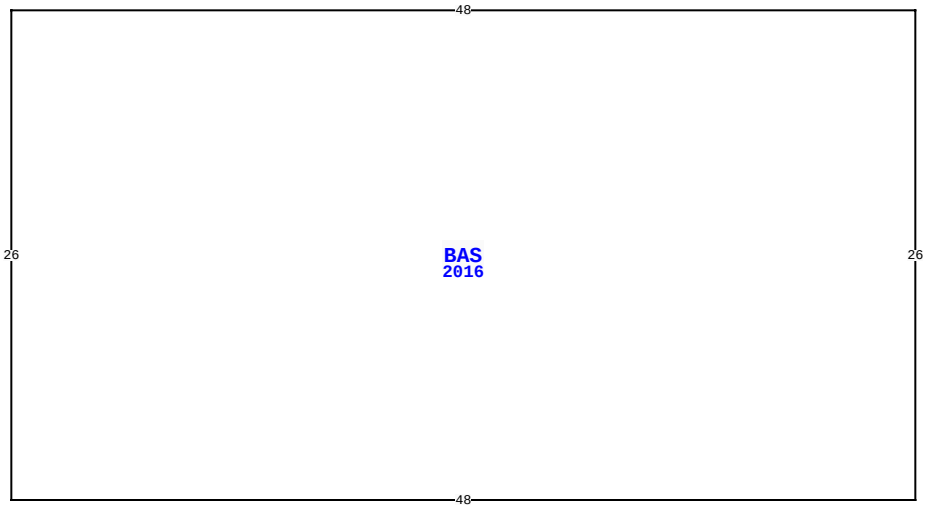
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	30,611
TOTALS	1,248		1,248	30,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	116.8000	81.76	102,036	1994	1994	0	0	0	70.00	30.00

2 M/H 94+ – 100% - 2015 Heated Area: 1248 HX Base Yr 2015



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1927/1640	7/15/2014	QC	U	I	11	100
GRANTOR: WYCKOFF LESLIE & CHRI						
GRANTEE: WYCKOFF CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W48 S26 E48 N26$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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