PT OF LOT 31 IN SEC 43
IN OR 2509/188
R359432 & R359433

WASHINGTON ADDISON & EOLA L/E/
P O BOX 1714
YULEE, FL 32041-1714

2023

42-3N-28-5080-0031-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

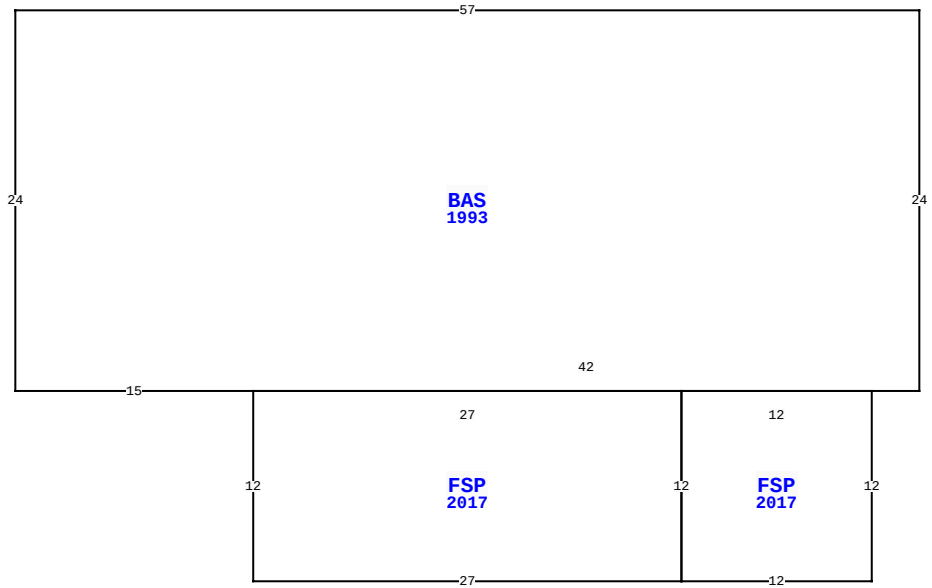
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	29,130
FSP	144	60	86	1,831
FSP	324	60	194	4,131
TOTALS	1,836		1,648	35,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,648	109.2000	70.98	116,975	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1368 HX Base Yr



97061 ADDISON PL, 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		35,092
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		114,400
TOTAL MARKET VALUE		151,732
SOH/AGL Deduction		96,712
ASSESSED VALUE		55,020
TOTAL EXEMPTION VALUE	HX HB	30,020
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		151,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/0188	10/27/2021	LE	U	I	11	100
GRANTOR: WASHINGTON ADDISON &						
GRANTEE: SINGLETARY ALLYSON						
1187/1037	11/10/2003	QC	U	I	01	100
GRANTOR: WASHINGTON EULA						
GRANTEE: WASHINGTON ADDISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S24 E15 FSP=[YR=2017] S12 E27
FSP=[YR=2017] E12 N12 W12 S12$ N12 W27$ E42 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	100	0008	OR	0.00	0.00	1.43	AC		1.00	1.00	1.00	80,000.00	80,000.00	114,400							

REVIEW DATE 08/15/2017 BY KW Total Acres: 1.43 Total Land Value: 114,400 Market: 0 Agricultural: 0 Common: 114,400 PRINTED 08/02/2023 BY SYS