N 417.5' OF W 417.5' OF LOT 38
IN OR 1016/334
ESMTS OR 534/556 & OR 536/475

AMERICAN MESSAGING SERVICING LLC
1720 LAKEPOINTE DR STE 100
LEWISVILLE, TX 75057

2023

42-3N-28-5080-0038-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		6 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

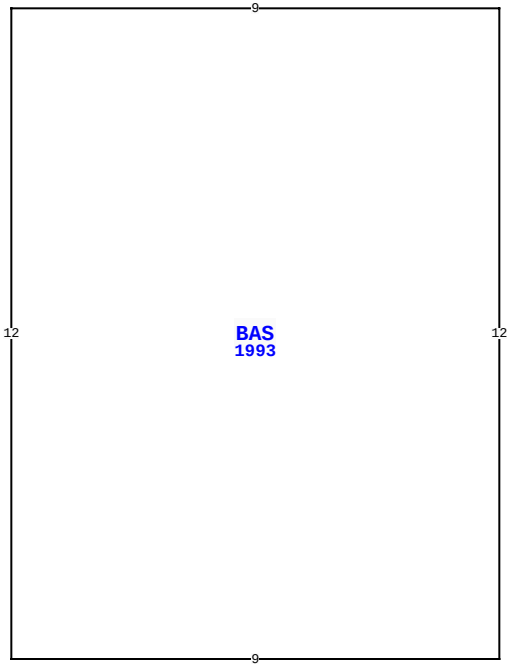
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	108	100	108	2,621
TOTALS	108		108	2,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	108	102.1944	48.54	5,242	1990	1990	0	0	0	50.00	50.00

1 STOR WAREH – 0% - 0 Heated Area: 108 HX Base Yr



97121 PO FOLKS WAY, YULEE

BLD DATE	08/20/2020	KK	LGL DATE	
XF DATE	08/20/2020	KK	LAND DATE	06/20/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,621
TOTAL MARKET OB/XF VALUE	4,119
TOTAL LAND VALUE - MARKET	192,000
TOTAL MARKET VALUE	198,740
SOH/AGL Deduction	92,153
ASSESSED VALUE	106,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,587
TOTAL JUST VALUE	198,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001188	WIRELESS ANTENNA	15,000	06/01/2020
6098	NEW CONSTR	1,000	07/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1016/0334	10/26/2001	WD	U	I	19	100
GRANTOR: CELLCO PARTNERSHIP						
GRANTEE: VERIZON WIRELESS ME						
1016/0331	10/26/2001	WD	U	I	19	100
GRANTOR: GEMCON INC						
GRANTEE: CELLCO PARTNERSHIP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 S12 E9 N12 $.

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
2	0430	CL FNC 6B	0	0	0	0	123.00	LF	9.70	9.70	100	1990	1990	3	28	334	
3	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1990	1990	3	28	252	
4	0810	CONCRETE A	0	0	11	11	121.00	SF	6.50	6.50	100	2016	2016	3	97	763	
5	0351	CARPORT MT	0	0	14	11	154.00	SF	10.00	10.00	100	2016	2016	3	78	1,201	
6	0430	CL FNC 6B	0	0	0	0	114.00	LF	9.70	9.70	100	2016	2016	3	92	1,017	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 4,119

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	009101	C	TOWER SITE	0		OR	0.00	0.00	4.00	AC		1.00	1.00	0.60	80,000.00	48,000.00	192,000							

REVIEW DATE 08/20/2020 BY KK Total Acres: 4.00 Total Land Value: 192,000 Market: 0 Agricultural: 0 Common: 192,000 PRINTED 08/02/2023 BY SYS