IN OR 821/1471
(EX 16-7)

FRANKLIN JOHN S & JOYCE T
97025 MITCHELL ROAD
YULEE, FL 32097

2023

43-3N-28-0000-0016-0010

BUILDING CHARACTERISTICS

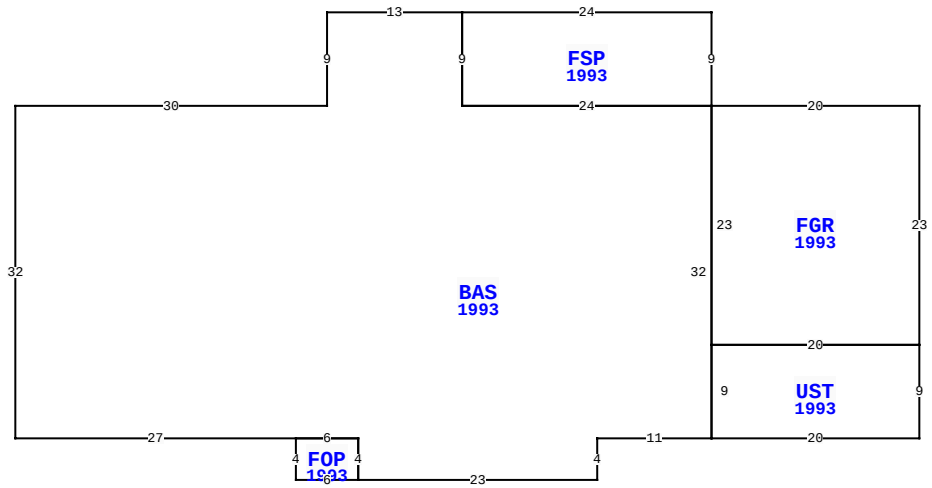
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 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	2,353	100	2,353	184,669
FGR	460	55	253	19,856
FOP	24	30	7	549
FSP	216	40	86	6,749
UST	180	45	81	6,357
TOTALS	3,233		2,780	218,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,780	128.8320	116.27	323,231	1977	1977	0	0	0	32.50	67.50

1 SINGLE FAM – 100% - 1999 Heated Area: 2353 HX Base Yr 1999



97025 MITCHELL RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,181
TOTAL MARKET OB/XF VALUE		11,649
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		317,830
SOH/AGL Deduction		156,052
ASSESSED VALUE		161,778
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,778
TOTAL JUST VALUE		317,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V0000089	REMODEL	5,600	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0821/1471	2/04/1998	WD	Q	I		111,500
GRANTOR: DAY S ANDREW						
GRANTEE: FRANKLIN JOHN S & J						
0640/0266	11/01/1991	WD	Q	I		97,500
GRANTOR: ROBINSON ABE JR						
GRANTEE: DAY S ANDREW &LEATT						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 FSP=[YR=1993] N9 W24 BAS=[YR=1993] W13 S9 W30 S32 E27 FOP=[YR=1993] S4 E6 N4 W6$ E6 S4 E23 N4 E11 UST=[YR=1993] E20 N9 W20 S9 $ N32 W24 N9$ S9 E24$ S23 E20 N23 $.

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	0811	CONCRETE B	0	100	0	0	599.00	SF	5.20	5.20	100	1985	1985	3	49.5	1,542	
2	0812	CONCRETE C	0	100	0	0	2,246.00	SF	4.00	4.00	100	1990	1990	3	62	5,570	
3	0351	CARPORT MT	0	100	30	22	660.00	SF	10.00	10.00	100	2005	2005	3	27	1,782	
4	0351	CARPORT MT	0	100	24	14	336.00	SF	10.00	10.00	100	2017	2017	3	82	2,755	

LAND DESCRIPTION

TOTAL OB/XF 11,649

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	0006	RS-1	0.00	0.00	1.10	AC		1.00	1.00	1.00	80,000.00	80,000.00	88,000							

REVIEW DATE 10/29/2019 BY KWA Total Acres: 1.10 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/02/2023 BY SYS