

MURRAY LYNNE LIVING TRUST/MURRAY LYNNE TRUSTEE
97106 CUTLASS WAY
YULEE, FL 32097

43-3N-28-509F-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

31

HARDIE BRD 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

12

HARDWOOD 60

Interior Floo

11

CLAY TILE 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2.5 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0 100

Occupancy

00

NONE 100

Quality

01

Quality Level 01

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4032.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,081

100

2,081

233,974

FGR

528

55

290

32,606

FOP

78

30

23

2,586

FOP

272

30

82

9,220

TOTALS

2,959

2,476

278,386

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

1

0855

CONC PAVER

0 100

0

0

680.00

SF

7.00

7.00

100

2009

2009

3

91

4,332

2

0855

CONC PAVER

0 100

0

0

247.00

SF

7.00

7.00

100

2009

2009

3

91

1,573

3

0861

POOL GUNIT

0 100

0

0

390.00

SF

85.00

85.00

100

2009

2009

3

60

19,890

LAND DESCRIPTION

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

1

000100

C

SFR

100

RS-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

100,000.00

100,000.00

100,000

REVIEW DATE

01/19/2023

BY

DJA

Total Acres:

0.00

Total Land Value:

100,000

Market:

0

Agricultural:

0

Common:

100,000

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ AREA

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

090001

2,476

101.2608

120.25

297,739

2008

2008

0

0

6.50

93.50

1 SNGL FAM - 100% - 2011

Heated Area: 2081

HX Base Yr 2011

FOP
2008

FGR
2008

BAS
2008

FOP
2008

BLD DATE

12/11/2008

RK

LGL DATE

06/16/2023

MLU

XF DATE

INC DATE

LAND DATE

AG DATE

97106 CUTLASS WAY, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

278,386

TOTAL MARKET OB/XF VALUE

25,795

TOTAL LAND VALUE - MARKET

100,000

TOTAL MARKET VALUE

404,181

SOH/AGL Deduction

219,234

ASSESSED VALUE

184,947

TOTAL EXEMPTION VALUE

HX HB WX

55,000

BASE TAXABLE VALUE

129,947

TOTAL JUST VALUE

404,181

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

291,619

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2633/388

3/29/2023

WD U

I

11

100

GRANTOR: MURRAY LYNNE H

GRANTEE: MURRAY LYNNE LIVING

2230/0396

10/03/2018

QC U

I

11

61,000

GRANTOR: MURRAY GRADY C JR & L

GRANTEE: MURRAY GRADY C JR &

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2008] W22 S5 BAS=[YR=2008] W6 N2 U3 L3 W4

FOP=[YR=2008] W38 S8 E30 \$ D8 L8 W30 S33 E21

FOP=[YR=2008] E13 N6 W13 S6 \$ N6 E13 S6 E39 N17 W22 N19 \$ S19 E22 N24 \$.