LOT 28
CHESTER ROAD PB 6/81-84

ANGELINO COURTNEY A & JOHN M
96094 GREEN PINE ROAD
YULEE, FL 32097

2023

44-3N-28-507R-0028-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 30
Interior Floo	11	CLAY TILE 10
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

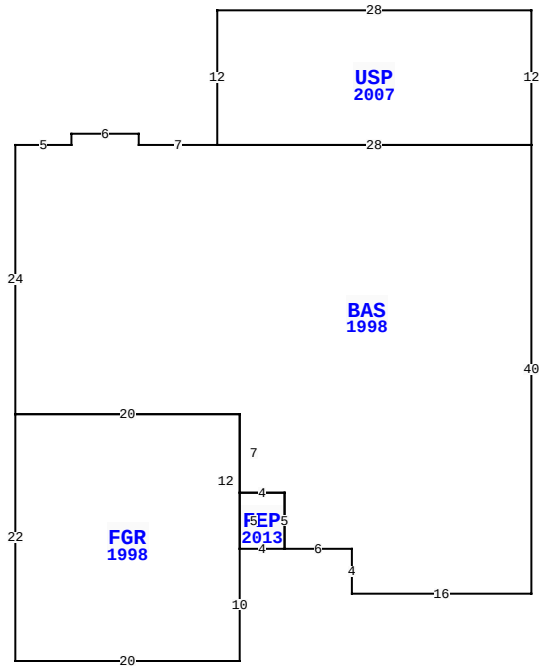
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,466	100	1,466	166,306
FEP	20	80	16	1,815
FGR	440	55	242	27,453
USP	336	30	101	11,458
TOTALS	2,262		1,825	207,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,825	104.4050	123.98	226,264	1998	2004	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2023 Heated Area: 1466 HX Base Yr 2023



96094 GREEN PINE RD, YULEE

BLD DATE	03/03/2023	NW	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		207,032
TOTAL MARKET OB/XF VALUE		10,565
TOTAL LAND VALUE - MARKET		116,800
TOTAL MARKET VALUE		334,397
SOH/AGL Deduction		0
ASSESSED VALUE		334,397
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		284,397
TOTAL JUST VALUE		334,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2000656	REPAIR/RRF	3,500	01/01/2020
B2000279	(5) WINDOWS	3,107	01/01/2020
9805290	NEW CONSTR	73,754	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/0006	9/15/2022	WD	Q	I	01	389,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: ANGELINO COURTNEY A						
2571/0479	6/08/2022	WD	U	I	37	375,700
GRANTOR: TROMBLAY JOHN M						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2007] N12 W28 S12 BAS=[YR=1998] W7 N1 W6 S1 W5 S24 FGR=[YR=1998] S22 E20 N10 FEP=[YR=2013] E4N5 W4 S5$ N12 W20$ E20 S7 E4 S5 E6 S4 E16 N40 W28$ E28$.

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	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	78.00	SF	6.50	6.50	100	1998	1998	3	77	390	
3	0810	CONCRETE A	0	100	0	0	1,163.00	SF	6.50	6.50	100	1998	1998	3	77	5,821	
4	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	2000	2000	3	20	840	
5	0681	POLE SHED	0	100	10	14	140.00	SF	15.00	15.00	100	2000	2000	3	29	609	

LAND DESCRIPTION

TOTAL OB/XF 10,565

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		RS-1	0.00	0.00	1.46	AC		1.00	1.00	1.00	80,000.00	80,000.00	116,800							

REVIEW DATE 02/06/2020 BY KWA Total Acres: 1.46 Total Land Value: 116,800 Market: 0 Agricultural: 0 Common: 116,800 PRINTED 08/02/2023 BY SYS