LOT 34
CHESTER ROAD PB 6/81-84

AMEIGH BRIAN C & CAROLYN R
96242 GREEN PINE RD
YULEE, FL 32097

2023

44-3N-28-507R-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

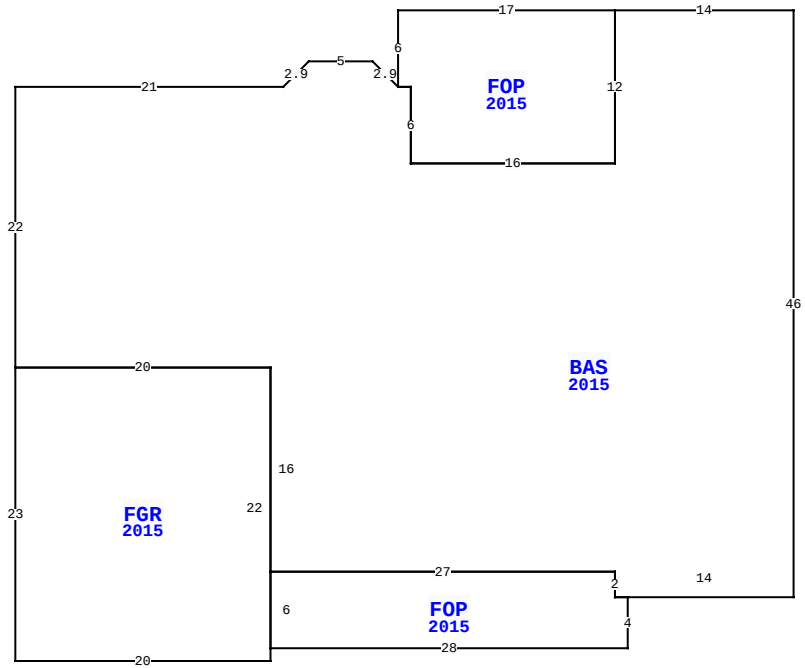
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,028	100	2,028	272,589
FGR	460	55	253	34,006
FOP	166	30	50	6,721
FOP	198	30	59	7,931
TOTALS	2,852		2,390	321,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,390	116.6886	138.57	331,182	2015	2015	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 2028 HX Base Yr 2020



96242 GREEN PINE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		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		321,247
TOTAL MARKET OB/XF VALUE		7,135
TOTAL LAND VALUE - MARKET		114,400
TOTAL MARKET VALUE		442,782
SOH/AGL Deduction		163,274
ASSESSED VALUE		279,508
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		229,508
TOTAL JUST VALUE		442,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001815	ADDITION	63,820	02/09/2023
B1530385	CO ISSUED	0	10/13/2015
B1530385	NEW CONSTR	253,445	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2282/1386	6/14/2019	WD	Q	I	01	317,000
GRANTOR: MAXWELL ANDREW W & VA						
GRANTEE: AMEIGH BRIAN C & CA						
2028/0089	2/08/2016	WD	Q	I	02	269,900
GRANTOR: COASTAL SERVICE COMPA						
GRANTEE: MAXWELL ANDREW W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 FOP=[YR=2015] W17 S6 E1 S6 E16 N12$ S12 W16 N6 W1 L2 U2 W5 L2 D2 W21 S22 FGR=[YR=2015] S23 E20 N1 FOP=[YR=2015] E28 N4 W1 N2 W27 S6$ N22 W20$ E20 S16 E27 S2 E14 N46$.

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	0810	CONCRETE A	0	100	41	3	123.00	SF	6.50	6.50	100	2015	2015	3	96	768	
2	0812	CONCRETE C	0	100	0	0	1,658.00	SF	4.00	4.00	100	2015	2015	3	96	6,367	

LAND DESCRIPTION

TOTAL OB/XF 7,135

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	1.43	AC		1.00	1.00	1.00	80,000.00	80,000.00	114,400							

REVIEW DATE 02/06/2020 BY KWA Total Acres: 1.43 Total Land Value: 114,400 Market: 0 Agricultural: 0 Common: 114,400 PRINTED 08/02/2023 BY SYS