

LOT 1
IN OR 783/524
PINE RIDGE PB 5/143

KINSEY KENNETH & RHONDA
97133 AMY DRIVE
YULEE, FL 32097

2023

44-3N-28-5300-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	06	Quality Level 06
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	1,811	100	1,811	164,005
FGR	483	55	266	24,089
FOP	612	30	184	16,663
UDG	780	55	429	38,851
UOP	200	20	40	3,622

TOTALS	3,886		2,730	247,230
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,769.00	SF	4.00
2	0861	POOL GUNIT	0	100	0	0	290.00	SF	85.00
3	0911	SCRN RM A	0	100	24	38	912.00	SF	17.50
4	0845	KOOL DECK	0	100	0	0	622.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	1.03

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,730	117.0240	105.61	288,315	1993	1993	0	0	14.25	85.75
1 SINGLE FAM - 100% - 0 Heated Area: 1811 HX Base Yr											
97133 AMY DR, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/20/2023 MLU											

TOTAL OB/XF											
34,800											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		247,230	
TOTAL MARKET OB/XF VALUE		34,800	
TOTAL LAND VALUE - MARKET		82,400	
TOTAL MARKET VALUE		364,430	
SOH/AGL Deduction		188,649	
ASSESSED VALUE		175,781	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		125,781	
TOTAL JUST VALUE		364,430	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,604	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21856	XFOB	4,275	09/01/2008
B21638	SWIM POOL	27,850	07/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0783/0524	1/24/1997	QC	U	I	06	28,500	
GRANTOR: KINSEY RHONDA F/K/A R							
GRANTEE: KINSEY KENNETH & RH							
0630/0714	7/08/1991	WD	Q	V		11,500	
GRANTOR: LYNN RAY & YVONNE							
GRANTEE: WILLAIMSON RHONDA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W20 UOP=[YR=2019] N5 W40 S5 E40\$ W54 S31 FOP=[YR=1993] S12 E51 N12 W51 \$ E51 FGR=[YR=1993] E23 N21 W23 S21 \$ N21 E23 N10 \$ PTR= E15 UDG=[YR=1993] E30 S26 W30 N26 \$ W15 \$.									