LOT 7
IN OR 1593/1897
R787417 & R787418

SHOR MELVYN D & LINDA S
97233 AMY DRIVE
YULEE, FL 32097

2023

44-3N-28-5300-0007-0000

BUILDING CHARACTERISTICS

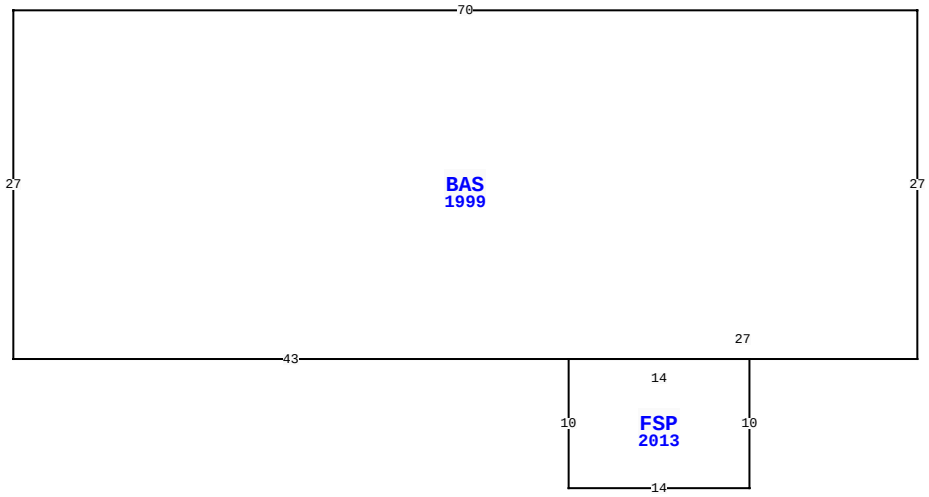
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	85,593
FSP	140	60	84	3,804
TOTALS	2,030		1,974	89,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,974	140.6400	98.45	194,340	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2009 Heated Area: 1890 HX Base Yr 2009



97233 AMY DR, 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		89,396
TOTAL MARKET OB/XF VALUE		6,408
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		175,804
SOH/AGL Deduction		102,934
ASSESSED VALUE		72,870
TOTAL EXEMPTION VALUE	HX HB	47,870
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		175,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1593/1897	11/19/2008	WD	Q	I		124,000
GRANTOR: RYDER MICHAEL R & DIA						
GRANTEE: SHOR MELVYN D & LIN						
0918/0674	2/04/2000	WD	U	I	01	20,000
GRANTOR: RYDER TIMOTHY & SANDR						
GRANTEE: RYDER MICHAEL & DIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W70 S27 E43 FSP=[YR=2013] S10 E14 N10 W14$ E27 N27$.

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	1999	1999	3	84	2,940	
2	1242	WD DECK A	0	100	24	16	384.00	SF	10.00	10.00	100	1999	1999	3	20	768	
3	0351	CARPORT MT	0	100	21	30	630.00	SF	10.00	10.00	100	2001	2001	3	20	1,260	
4	0351	CARPORT MT	0	100	24	12	288.00	SF	10.00	10.00	100	2010	2010	3	50	1,440	

LAND DESCRIPTION

TOTAL OB/XF 6,408

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	000102	C	SFR/MH	100	0006		0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 11/06/2019 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS