LOT 9
IN OR 1592/890
PINE RIDGE PB 5/143

LIGHTSEY THERESA A
97301 AMY DRIVE
YULEE, FL 32097

2023

44-3N-28-5300-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

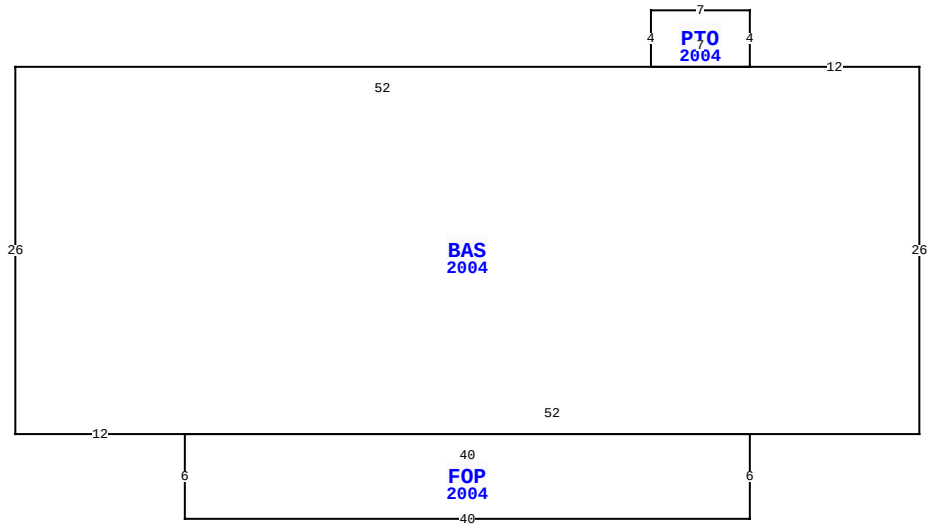
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,664	100	1,664	161,726
FOP	240	30	72	6,998
PTO	28	5	1	97
TOTALS	1,932		1,737	168,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,737	117.7000	106.22	184,504	2004	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2005 Heated Area: 1664 HX Base Yr 2005



97301 AMY DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		178,093
TOTAL MARKET OB/XF VALUE		1,677
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		259,770
SOH/AGL Deduction		137,373
ASSESSED VALUE		122,397
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,397
TOTAL JUST VALUE		259,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15660	ELEC OTHER	1,000	09/01/2005
R08123	REPAIR/RRF	1,000	08/01/2005
B15901	ADDITION	19,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1592/0890	11/06/2008	QC	U	I	01	100
GRANTOR: LIGHTSEY KELLY L & TH						
GRANTEE: LIGHTSEY THERESA A						
0556/0854	11/08/1988	WD	Q	V		13,300
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: LIGHTSEY KELLY & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 PTO=[YR=2004] N4 W7 S4 E7$ W52 S26 E12
FOP=[YR=2004] S6 E40 N6 W40$ E52 N26$.

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	20	15	300.00	SF	6.50	6.50	100	2004	2004	3	86	1,677	

LAND DESCRIPTION

TOTAL OB/XF 1,677

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	000100	C	SFR	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/02/2019 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

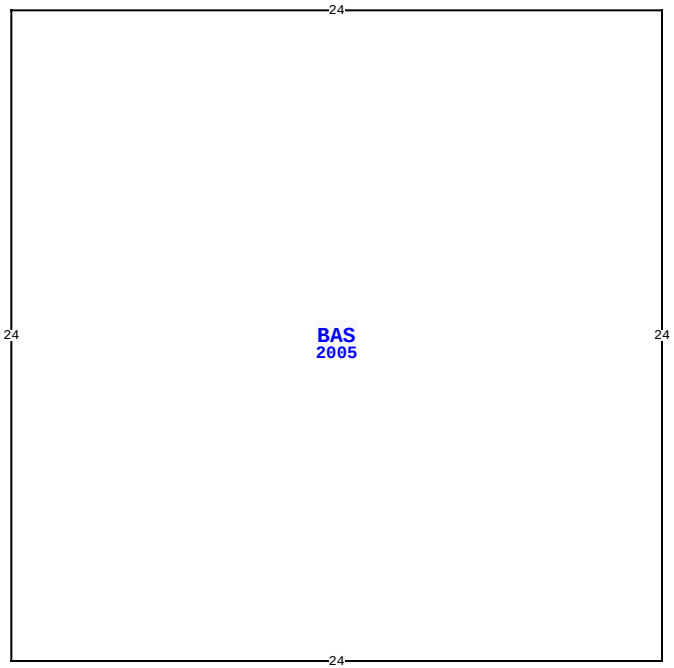
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	9,272
TOTALS	576		576	9,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	60.5000	21.18	12,200	2005	2005	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2005 Heated Area: 576 HX Base Yr 2005



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GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: LIGHTSEY KELLY & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W24 S24 E24 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2019 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS