LOT 18
PINE RIDGE PB 5/143

BEAN CASSANDRA
83393 PURPLE MARTIN DR
YULEE, FL 32097

2023

44-3N-28-5300-0018-0000

BUILDING CHARACTERISTICS

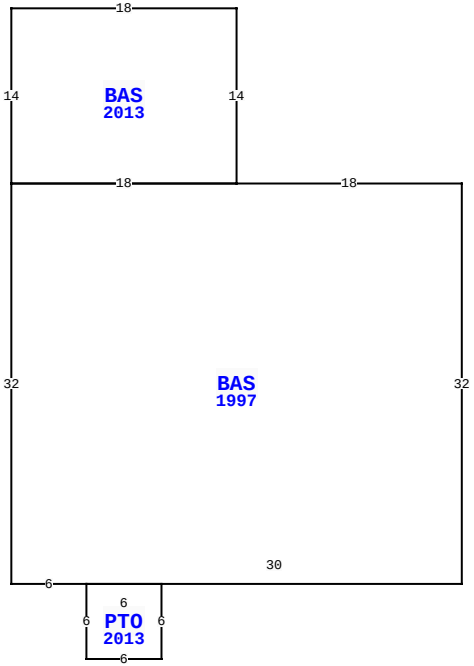
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,152	100	1,152	111,253
BAS	252	100	252	24,337
PTO	36	5	2	194
TOTALS	1,440		1,406	135,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,406	118.8720	107.28	150,836	1997	2002	0	0	0	9.98	90.02

1 SINGLE FAM – 100% - 2022 Heated Area: 1404 HX Base Yr 2022



97382 AMY DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		135,783
TOTAL MARKET OB/XF VALUE		250
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		216,033
SOH/AGL Deduction		17,726
ASSESSED VALUE		198,307
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,307
TOTAL JUST VALUE		216,033
NCON VALUE		26,241
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702245	REPAIR/RRF	5,600	04/01/2017
973637	NEW CONSTR	40,320	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2643/337	5/22/2023	WD	Q	I	01	268,000
GRANTOR: SCARBROUGH CHRISTY						
GRANTEE: BEAN CASSANDRA						
2461/1514	5/11/2021	WD	Q	I	01	215,000
GRANTOR: WYLIE JIMMIE B & TERE						
GRANTEE: SCARBROUGH CHRISTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W18 BAS=[YR=2013] N14 W18 S14 E18$ W18 S32 E6
PTO=[YR=2013] S6 E6 N6 W6$ E30 N32$.

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	0	0	48.00	SF	6.50	6.50	100	2000	2000	3	80	250	

LAND DESCRIPTION

TOTAL OB/XF 250

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/10/2017 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS