LOT 21
IN OR 2117/210
PINE RIDGE PB 5/143

LINTON TIFFANY
97310 AMY DRIVE
YULEE, FL 32097

2023

44-3N-28-5300-0021-0000

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 80
Interior Floo	14	CARPET 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

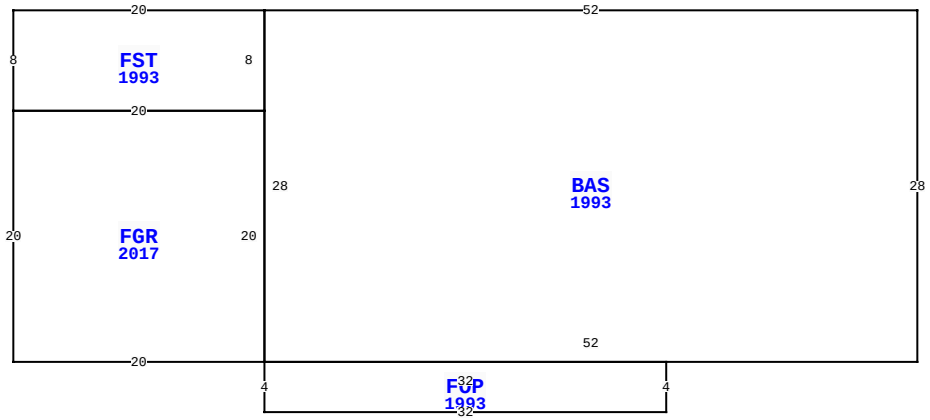
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	147,291
FGR	400	55	220	22,256
FOP	128	30	38	3,844
FST	160	55	88	8,902
TOTALS	2,144		1,802	182,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,802	123.8600	111.78	201,428	1988	2002	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1456 HX Base Yr 2018



97310 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		182,292
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		262,292
SOH/AGL Deduction		94,020
ASSESSED VALUE		168,272
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,272
TOTAL JUST VALUE		262,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4440	NEW CONSTR	58,623	10/15/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2117/0210	4/27/2017	WD	Q	I	01	193,000
GRANTOR: WILLIAMS DAVID R						
GRANTEE: LINTON TIFFANY						
1869/0009	7/19/2013	WD	Q	I	01	120,000
GRANTOR: VOSMUS JAMES S						
GRANTEE: WILLIAMS DAVID R						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=1993] W52 FST=[YR=1993] W20 S8 FGR=[YR=2017] S20 E20 N20 W20$ E20 N8$ S28 FOP=[YR=1993] S4 E32 N4 W32$ E52 N28$.

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
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 04/03/2018 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS