LOT 23 2005 MERT DWMH
IN OR 536 PG 757
PINE RIDGE PB 5/143

BUSBEE ROBERT E & MILLIE D
97258 AMY DRIVE
YULEE, FL 32097

2023

44-3N-28-5300-0023-0000

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 70
Interior Floo	08	SHT VINYL 30
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
Quality	03	Quality Level 03

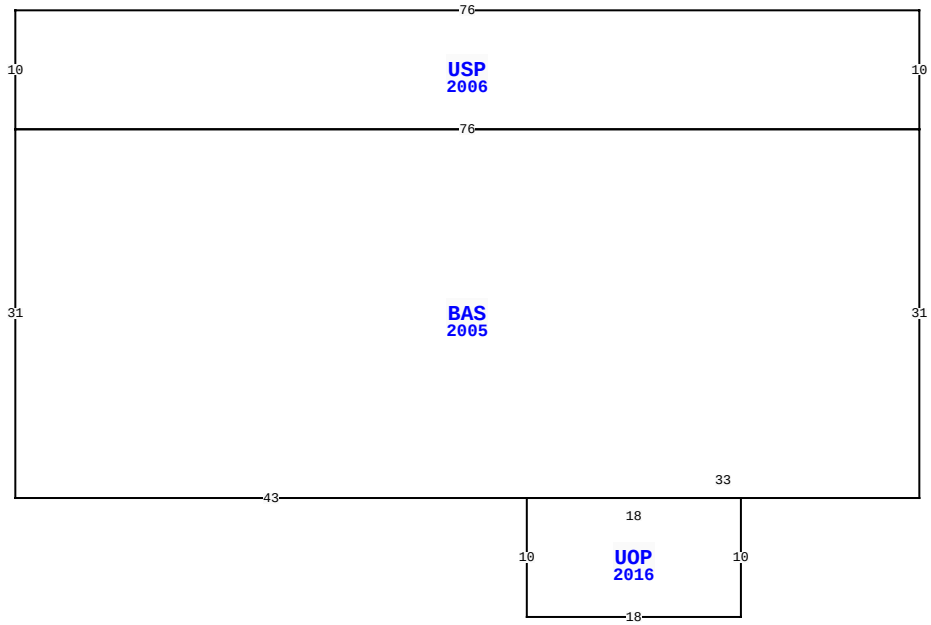
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	111,724
UOP	180	25	45	2,134
USP	760	50	380	18,020
TOTALS	3,296		2,781	131,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,781	116.8000	81.76	227,375	2005	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 0 Heated Area: 2356 HX Base Yr



97258 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		153,767
TOTAL MARKET OB/XF VALUE		5,630
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		239,397
SOH/AGL Deduction		103,838
ASSESSED VALUE		135,559
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,559
TOTAL JUST VALUE		239,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0509406	OTHER	0	05/01/2005
E14764	ELEC OTHER	0	04/01/2005
M09619	OTHER	0	04/01/2005
MH4590	MH MOVE-ON	0	01/01/2005
7898	MH MOVE-ON	20,000	08/04/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0536/0757	2/10/1988	QC	U	V		100
GRANTOR: BUSBEE & HODGES						
GRANTEE: BUSBEE ROBERT						
0527/0908	9/29/1987	WD	Q	V		13,800
GRANTOR: SHEFFIELD W F						
GRANTEE: BUSBEE & HODGES						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2006] W76 S10 BAS=[YR=2005] S31 E43 UOP=[YR=2016] S10 E18 N10 W18$ E33 N31 W76$ E76 N10$.

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
3	0940	SHEDS/PORT	0	100	22	20	440.00	SF	18.00	18.00	100	1995	1995	3	20	1,584	
4	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1995	1995	3	24	720	
5	0681	POLE SHED	0	100	42	22	924.00	SF	15.00	15.00	100	1995	1995	3	24	3,326	

LAND DESCRIPTION

TOTAL OB/XF 5,630

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

REVIEW DATE 05/03/2017 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

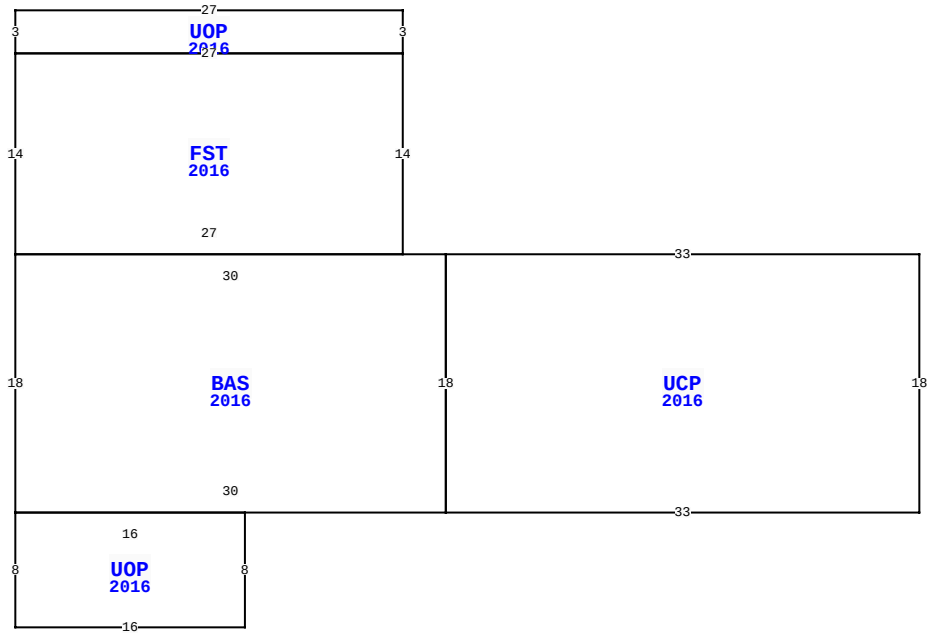
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	540	13,003
FST	378	55	208	5,009
UCP	594	20	119	2,866
UOP	81	20	16	385
UOP	128	20	26	626
TOTALS	1,721		909	21,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	909	98.2800	34.40	31,270	2002	2002	0	0	0	30.00	70.00

2 GARAGE RES – 100% - 0 Heated Area: 540 HX Base Yr



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GRANTOR: SHEFFIELD W F						
GRANTEE: BUSBEE & HODGES						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2016] W27 S3 FST=[YR=2016] S14 BAS=[YR=2016] S18 UOP=[YR=2016] S8 E16 N8 W16$ E30 UCP=[YR=2016] E33 N18 W33 S18$ N18 W30$ E27 N14 W27$ E27 N3$.

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 05/03/2017 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS