LOT 25
PINE RIDGE PB 5/143

WILSON TERRY & RONALD
97172 AMY DRIVE
YULEE, FL 32097

2023

44-3N-28-5300-0025-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

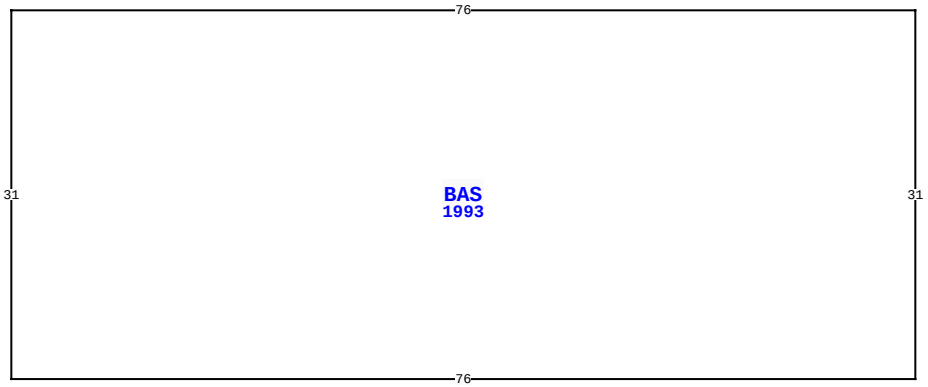
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	165,372
TOTALS	2,356		2,356	165,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	2,356	125.3500	87.74	206,715	2004	2014	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2023 Heated Area: 2356 HX Base Yr 2023



97172 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		165,372
TOTAL MARKET OB/XF VALUE		17,889
TOTAL LAND VALUE - MARKET		83,200
TOTAL MARKET VALUE		266,461
SOH/AGL Deduction		51,081
ASSESSED VALUE		215,380
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,380
TOTAL JUST VALUE		266,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906209	DEMOLITION	0	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2536/0736	2/04/2022	WD	Q	I	01	286,500
GRANTOR: CITYGATE HOMES LLC						
GRANTEE: WILSON TERRY & RONA						
2519/1762	12/07/2021	WD	Q	I	01	182,400
GRANTOR: HOUSER-QUESADA MARY &						
GRANTEE: CITYGATE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S31 E76 N31$.

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
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
5	0812	CONCRETE C	0	100	0	0	4,094.00	SF	4.00	4.00	100	2004	2004	3	86	14,083	
6	0351	CARPORT MT	0	100	12	24	288.00	SF	10.00	10.00	100	2004	2004	3	24	691	

LAND DESCRIPTION

TOTAL OB/XF 17,889

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	80,000.00	80,000.00	83,200							

REVIEW DATE 05/03/2017 BY KWX Total Acres: 1.04 Total Land Value: 83,200 Market: 0 Agricultural: 0 Common: 83,200 PRINTED 08/02/2023 BY SYS