IN OR 2024/194
1997 MERI DW/MH

TOULOUSE LIONEL O JR & CECILIA
96105 OPAL AVE
YULEE, FL 32097

2023

45-3N-28-0000-0003-0030

BUILDING CHARACTERISTICS

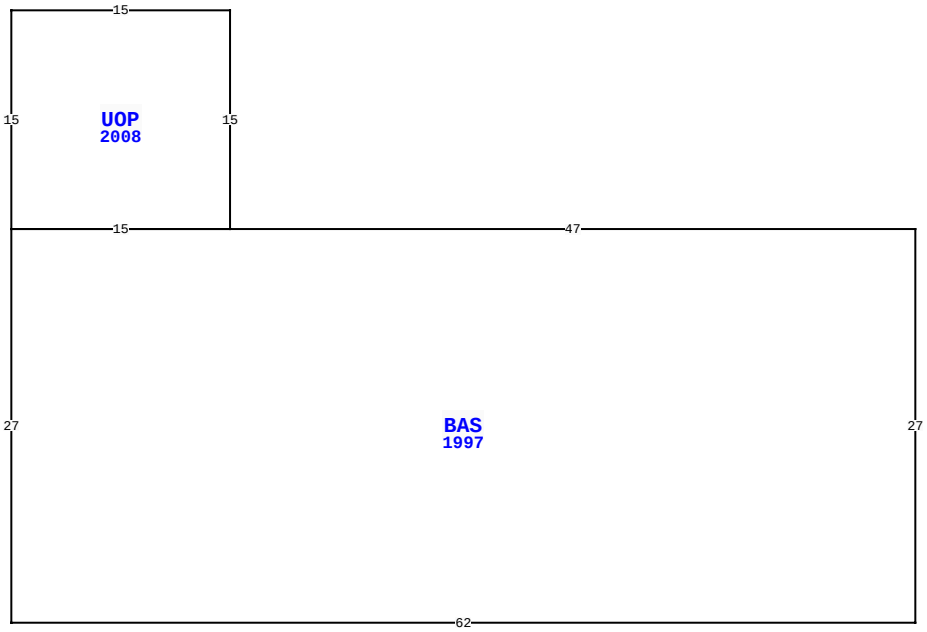
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,674	100	1,674	57,582
UOP	225	25	56	1,926
TOTALS	1,899		1,730	59,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,730	117.0000	81.90	141,687	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2017 Heated Area: 1674 HX Base Yr 2017



96105 OPAL AVE, YULEE

BLD DATE	02/23/2009	RK	LGL DATE		
XF DATE	02/23/2009	RK	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		59,509
TOTAL MARKET OB/XF VALUE		3,053
TOTAL LAND VALUE - MARKET		76,000
TOTAL MARKET VALUE		138,562
SOH/AGL Deduction		64,348
ASSESSED VALUE		74,214
TOTAL EXEMPTION VALUE	HX HB	49,214
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		138,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961501	MH MOVE-ON	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2024/0194	1/19/2016	WD	Q	I	01	95,000
GRANTOR: MCG HOMES III LLC						
GRANTEE: TOULOUSE LIONEL O J						
1963/1415	2/17/2015	QC	U	I	11	100
GRANTOR: LSG HOMES LLC						
GRANTEE: MCG HOMES III LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W47 UOP=[YR=2008] N15 W15 S15 E15$ W15 S27 E62 N27 $.

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
2	1243	WD DECK F	0	100	17	8	136.00	SF	8.00	8.00	100	1990	1990	3	20	218	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 3,053

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		RS-1	0.00	0.00	0.76	AC		1.00	1.00	1.25	80,000.00	100,000.00	76,000							

REVIEW DATE 01/19/2023 BY DJA Total Acres: 0.76 Total Land Value: 76,000 Market: 0 Agricultural: 0 Common: 76,000 PRINTED 08/02/2023 BY SYS