

PT OF SEC 45-3N-28E &
PT OF SEC 38-3N-28E
IN OR 2647/1427

NANYA BUSINESS/
96149 OPAL AVE
YULEE, FL 32097

2023

45-3N-28-0000-0003-0050



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1												
Exterior Wall	10	ABOVE AVG 70	0100	01	1,939	103.9780	93.84	181,956	1993	1993	0	0	0	14.08	85.92	VALUATION BY STANDARD											
Exterior Wall	05	AVERAGE 30	1 SINGLE FAM - 100% - 2022													Heated Area: 1781 HX Base Yr 2022											
Roof Structure	03	GABLE/HIP 100														Tax Group: 4 Tax Dist:											
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE 156,337											
Interior Wall	04	PLYWOOD 50														TOTAL MARKET OB/XF VALUE 4,185											
Interior Wall	05	DRYWALL 50														TOTAL LAND VALUE - MARKET 444,166											
Interior Floor	09	PINE WOOD 100														TOTAL MARKET VALUE 604,688											
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 61,292											
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 543,396											
Bedrooms	4	100														TOTAL EXEMPTION VALUE HX HB 50,000											
Bathrooms	2.5	100														BASE TAXABLE VALUE 493,396											
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 604,688											
Stories	1.5	1.5 100														NCON VALUE 0											
Units	0	100														INCOME VALUE											
BUD8 Adjustme	04	DIST 01 100														PREVIOUS YEAR MKT VALUE 313,081											
Occupancy	00	NONE 100																									
Quality	03	Quality Level 03																									
DOR CODE	0100	SINGLE FAMILY														PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM		MKT AREA														04	973622 ADDITION 1,200 04/01/1997										
NEIGHBORHOOD/LOC	4031.00	971709 ADDITION 31,800 03/01/1997																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE														TOT ADJ AREA	SUBAREA MARKET VALUE	8183 TEMP POLE 0 05/19/1992									
BAS	1,015	100														1,015	81,837										
BAS	360	100	360	29,025																							
FOP	452	30	136	10,965																							
FUS	406	100	406	32,735																							
PTO	350	5	18	1,451																							
UOP	20	20	4	322																							
TOTALS	2,603		1,939	156,337											SALES DATA												
EXTRA FEATURES					96149 OPAL AV, YULEE										OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE												
L N	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	9999/9999 6/13/2023 CN U I 11 100											
1	0940	SHEDS/PORT	0 100	30 10	300.00	SF	30.00	30.00	100	1984	1984	3	20	1,800		GRANTOR: NANYA BUSINESS											
2	0681	POLE SHED	0 100	30 20	600.00	SF	15.00	15.00	100	1984	1984	3	20	1,800		GRANTEE: NANYA BUSINESS											
7	0810	CONCRETE A	0 100	0 0	120.00	SF	6.50	6.50	100	1997	1997	3	75	585		9999/9999 6/13/2023 CN U V 11 100											
LAND DESCRIPTION																BUILDING NOTES											
TOTAL OB/XF 4,185																BUILDING DIMENSIONS											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000116	C	SFR MARSH	100		RS-1	150.00	360.00	1.29	AC		1.00	1.00	1.00	135,000.00	135,000.00	174,150										
2	000116	C	SFR MARSH	0		RS-1	6.00	0.00	2.00	AC		1.00	1.00	1.00	135,000.00	135,000.00	270,000										
3	009500	C	SUBMERGED	100			0.00	0.00	0.63	AC		1.00	1.00	1.00	25.00	25.00	16										
REVIEW DATE 07/26/2023 BY NW Total Acres: 3.92 Total Land Value: 444,166 Market: 0 Agricultural: 0 Common: 444,166 PRINTED 08/02/2023 BY SYS																											