LOT 2
BENCHMARK GLEN REPLAT PB 6/168

LOONSFOOT SHANNON & GARY
97127 GLEN STREET
YULEE, FL 32097

2023

48-3N-28-0130-0002-0000

BUILDING CHARACTERISTICS

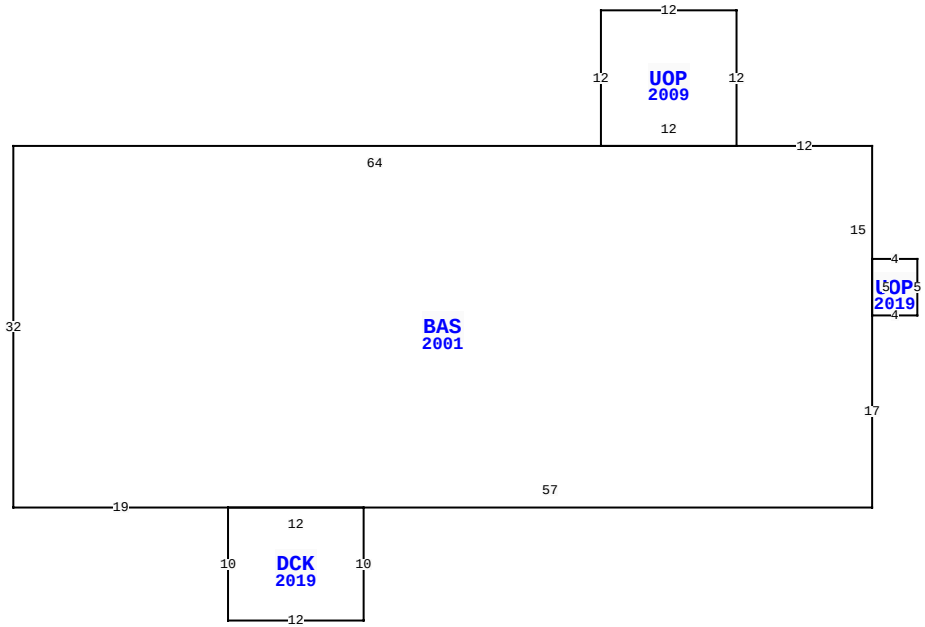
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2,432	100	2,432	195,144
DCK	120	15	18	1,444
UOP	144	25	36	2,888
UOP	20	25	5	401
TOTALS	2,716		2,491	199,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,491	134.8600	94.40	235,150	2001	2015	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2023 Heated Area: 2432 HX Base Yr 2023



97127 GLEN ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		199,878
TOTAL MARKET OB/XF VALUE		6,017
TOTAL LAND VALUE - MARKET		42,750
TOTAL MARKET VALUE		248,645
SOH/AGL Deduction		0
ASSESSED VALUE		248,645
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		193,645
TOTAL JUST VALUE		248,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1441	12/17/2021	WD	Q	I	01	240,000
GRANTOR: BRADBERRY CHRISTOPHER						
GRANTEE: LOONSFOOT SHANNON &						
2280/1667	5/31/2019	WD	U	I	37	87,500
GRANTOR: REAVES VICTORIA B						
GRANTEE: BRADBERRY CHRISTOPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W12 UOP=[YR=2009] N12 W12 S12 E12 $ W64 S32 E19 DCK=[YR=2019] S10 E12 N10 W12$ E57 N17 UOP=[YR=2019] E4 N5 W4 S5$ N15$.

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
1	0350	CARPORT WD	0	100	12	18	216.00	SF	13.00	13.00	100	2001	2001	3	20	562	
2	0350	CARPORT WD	0	100	18	6	108.00	SF	13.00	13.00	100	2001	2001	3	20	281	
3	0350	CARPORT WD	0	100	18	5	90.00	SF	13.00	13.00	100	2001	2001	3	20	234	
4	0812	CONCRETE C	0	100	0	0	1,506.00	SF	4.00	4.00	100	2001	2001	3	82	4,940	

LAND DESCRIPTION

TOTAL OB/XF 6,017

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	0.95	45,000.00	42,750.00	42,750							

REVIEW DATE 03/10/2020 BY KW Total Acres: 0.00 Total Land Value: 42,750 Market: 0 Agricultural: 0 Common: 42,750 PRINTED 08/02/2023 BY SYS