LOT 17
BENCHMARK GLEN REPLAT PB 6/168

PASTERNAK LOLA JANE
97003 TOPAZ CT
YULEE, FL 32097

2023

48-3N-28-0130-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

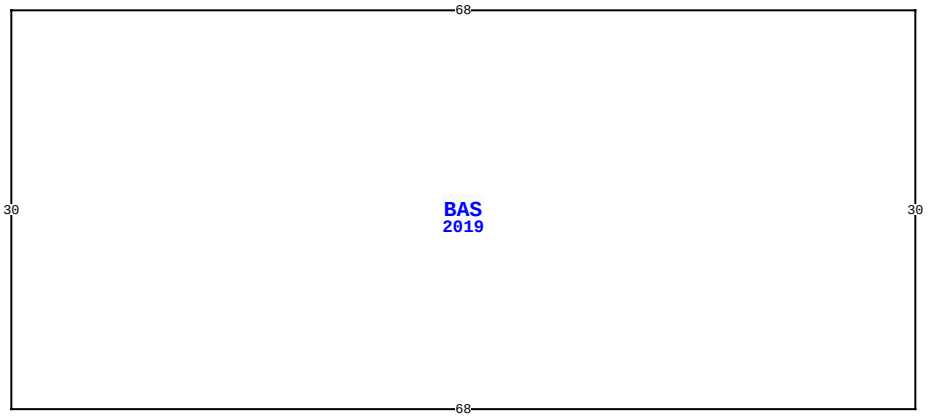
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	177,974
TOTALS	2,040		2,040	177,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,040	128.4800	89.94	183,478	2019	2019	0	0	0	3.00	97.00

1 M/H 94+ – 0% - 2023 Heated Area: 2040 HX Base Yr



97003 TOPAZ CT, 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	177,974
TOTAL MARKET OB/XF VALUE	7,193
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	230,167
SOH/AGL Deduction	0
ASSESSED VALUE	230,167
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,167
TOTAL JUST VALUE	230,167
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH189388	CO ISSUED	0	02/08/2019
MH189388	MH MOVE-ON	0	12/01/2018
MH03250	MH MOVE-ON	0	10/01/2000
MH003228	MH MOVE-ON	0	08/18/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2571/0964	6/13/2022	QC	U	I	11	100
GRANTOR: FITZPATRICK-PRUTZ LOI						
GRANTEE: PASTERNAK LOLA JANE						
2535/0062	9/23/2015	SW	U	I	14	100
GRANTOR: SW REO TRUST 2014-1						
GRANTEE: CIESLAK JOSEPHINE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W68 S30 E68 N30$.

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	0811	CONCRETE B	0	0	0	0	1,248.00	SF	5.20	5.20	100	2000	2000	3	80	5,192	
2	0940	SHEDS/PORT	0	0	26	12	312.00	SF	12.00	12.00	100	2005	2005	3	27	1,011	
3	0681	POLE SHED	0	0	15	10	150.00	SF	15.00	15.00	100	2005	2005	3	44	990	

LAND DESCRIPTION

TOTAL OB/XF 7,193

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/22/2019 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS