LOT 20 IN OR 966/1365
BENCHMARK GLEN REPLAT PB 6/168

FREEMAN JOEY
97006 TOPAZ COURT
YULEE, FL 32097

2023

48-3N-28-0130-0020-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

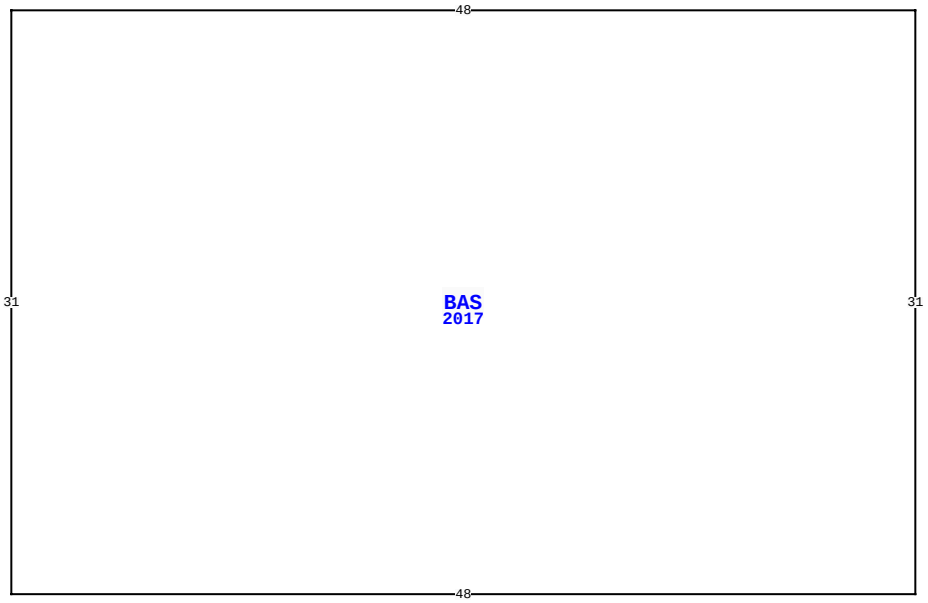
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	54,411
TOTALS	1,488		1,488	54,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,488	117.2000	76.18	113,356	2000	2000	0	0	0	52.00	48.00

1 MH 94NO RP – 0% - 0 Heated Area: 1488 HX Base Yr



97006 TOPAZ CT, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	54,411
TOTAL MARKET OB/XF VALUE	6,484
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	105,895
SOH/AGL Deduction	11,381
ASSESSED VALUE	94,514
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,514
TOTAL JUST VALUE	105,895
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH03228	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0966/1365	1/16/2001	WD	U	I	11	104,500
GRANTOR: BOSHNETT PAUL D						
GRANTEE: FREEMAN JOEY						
0959/0902	11/27/2000	WD	U	I	13	30,500
GRANTOR: KENDALE INC						
GRANTEE: BOSHNETT PAUL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W48 S31 E48 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
1	0811	CONCRETE B	0	0	0	0	1,325.00	SF	5.20	5.20	100	2000	2000	3	80	5,512	
2	0940	SHEDS/PORT	0	0	18	18	324.00	SF	15.00	15.00	100	2000	2000	3	20	972	

LAND DESCRIPTION

TOTAL OB/XF 6,484

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 07/11/2017 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS