LOT 49
IN OR 1596/1548
2002 CHNC TW/MH

STEPHENS MICHAEL E
97160 GLEN STREET
YULEE, FL 32097

**2023**

**48-3N-28-0130-0049-0000**

## NASSAU COUNTY PROPERTY



## 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 | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 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 | 06 | Quality Level 06 |

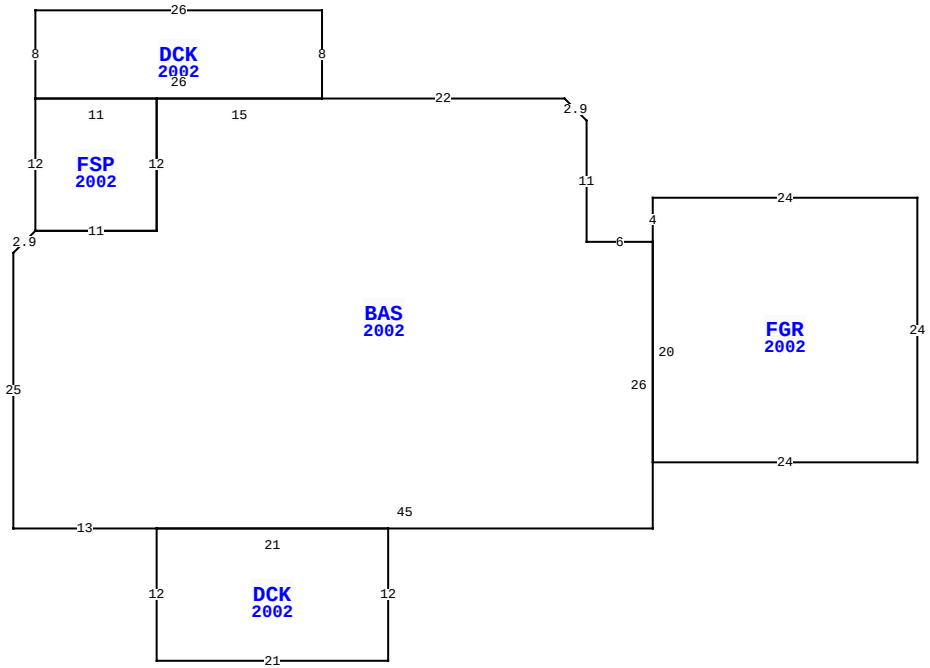
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4031.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,024 | 100 | 2,024 | 113,091 |
| DCK | 208 | 15 | 31 | 1,732 |
| DCK | 252 | 15 | 38 | 2,124 |
| FGR | 576 | 55 | 317 | 17,713 |
| FSP | 132 | 60 | 79 | 4,414 |
| TOTALS | 3,192 | | 2,489 | 139,073 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,489 | 159.6400 | 111.75 | 278,146 | 2001 | 2001 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/H 94+ – 100% - 2009 Heated Area: 2024 HX Base Yr 2009




97160 GLEN ST, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 139,073 |
| TOTAL MARKET OB/XF VALUE | | 4,615 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 188,688 |
| SOH/AGL Deduction | | 104,169 |
| ASSESSED VALUE | | 84,519 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 34,519 |
| TOTAL JUST VALUE | | 188,688 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 156,173 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH013524 | MH MOVE-ON | 0 | 06/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1596/1548 | 12/10/2008 | WD | U | I | 05 | 95,000 |
| GRANTOR: THE FEDERAL HOME LOAN | | | | | | |
| GRANTEE: STEPHENS MICHAEL E | | | | | | |
| 1582/0193 | 8/25/2008 | CT | U | I | 14 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: THE FEDERAL HOME LO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2002] W24 S4 BAS=[YR=2002] W6 N11 L2 U2 W22
DCK=[YR=2002] N8 W26 S8 FSP=[YR=2002] S12 E11 N12 W11$ E26$
W15 S12 W11 D2 L2 S25 E13 DCK=[YR=2002] S12 E21 N12 W21$
E45 N26$ S20 E24 N24$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,407.00 | SF | 4.00 | 4.00 | 100 | 2001 | 2001 | 3 | 82 | 4,615 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,615

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 11/27/2019 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS