

LOT 5A
IN OR 1364/656
2001 FTWD DW

ROYER CAROL ANN
97043 GLEN STREET
YULEE, FL 32097

2023

48-3N-28-0130-005A-0000



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	05	AVERAGE 100	0800	02	1,800	117.2000	82.04	147,672	2001	2001	0	0	0	50.00	50.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2006													Heated Area: 1800																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2006																			
Interior Wall	05	DRYWALL 100	BAS 2001													VALUATION BY										STANDARD									
Interior Floo	14	CARPET 80														Tax Group: 4										Tax Dist:									
Interior Floo	08	SHT VINYL 20														BUILDING MARKET VALUE										73,836									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										9,566									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										45,000									
Bedrooms		3 100														TOTAL MARKET VALUE										128,402									
Bathrooms		2 100														SOH/AGL Deduction										56,650									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										71,752									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB WX 51,752									
Units		0 100														BASE TAXABLE VALUE										20,000									
			TOTAL JUST VALUE										128,402																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										108,371																						
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	1,800	100	1,800	73,836																															
TOTALS			1,800	1,800	73,836																														
EXTRA FEATURES			97043 GLEN ST, YULEE																																
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																		
1	0812	CONCRETE C	0	100	0	0	1,314.00	SF	4.00	4.00	100	2001	2001	3	82	4,310																			
2	1242	WD DECK A	0	100	8	11	88.00	SF	10.00	10.00	100	2010	2010	3	50	440																			
3	0752	USP	0	100	20	12	240.00	SF	15.00	15.00	100	2010	2010	3	64	2,304																			
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	2010	2010	3	50	1,872																			
5	0351	CARPORT MT	0	100	16	20	320.00	SF	4.00	4.00	100	2010	2010	3	50	640																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																		
REVIEW DATE 08/08/2017 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																			