LOT 5C
BENCHMARK GLEN REPLAT PB 6/168
2001 FTWD DW

SOUZA TIMOTHY A
97001 GLEN ST
YULEE, FL 32097

2023

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

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 100
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

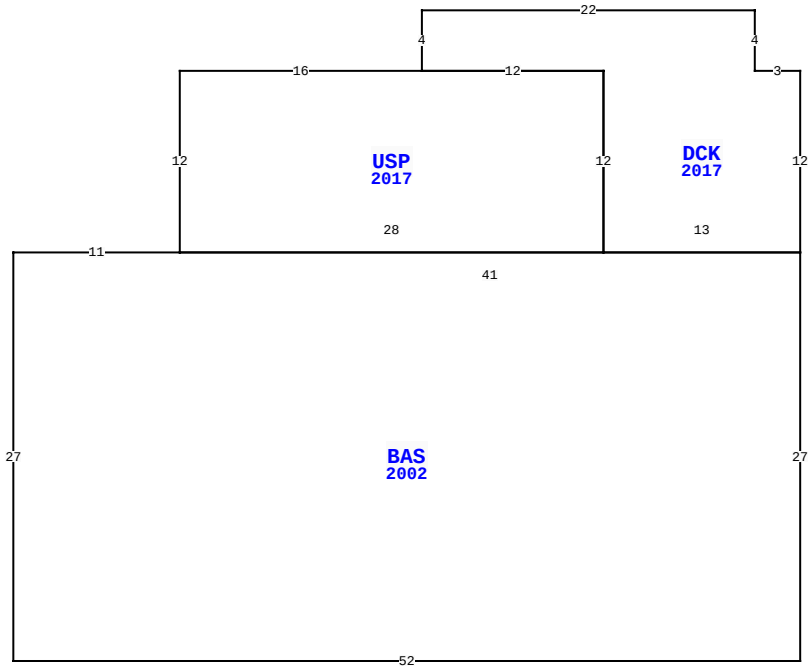
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	72,826
DCK	244	15	37	1,919
USP	336	50	168	8,714
TOTALS	1,984		1,609	83,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,609	148.2000	103.74	166,918	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2022 Heated Area: 1404 HX Base Yr 2022



97001 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		93,058
TOTAL MARKET OB/XF VALUE		3,834
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		141,892
SOH/AGL Deduction		15,504
ASSESSED VALUE		126,388
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,388
TOTAL JUST VALUE		141,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105326	(8) WINDOWS	10,060	04/28/2021
MH3308	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2332/0489	1/10/2020	WD	Q	I	01	132,000
GRANTOR: ROGERO MATTHEW J						
GRANTEE: SOUZA TIMOTHY A						
2218/1780	8/19/2018	DG	U	I	11	100
GRANTOR: SHERWOOD GAYLE E & DA						
GRANTEE: ROGERO MATTHEW J						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2017] W3 N4 W22 S4 USP=[YR=2017] W16 S12
BAS=[YR=2002] W11 S27 E52 N27 W41$ E28 N12 W12$ E12 S12 E13 N12$.

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	0812	CONCRETE C	0	100	0	0	1,198.00	SF	4.00	4.00	100	2000	2000	3	80	3,834	

LAND DESCRIPTION

TOTAL OB/XF 3,834

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/26/2017 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 60
Interior Floo	02	MIN PLYWD 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

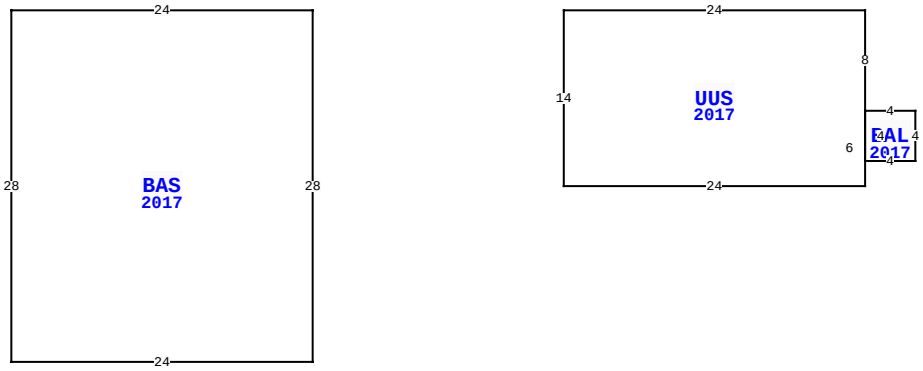
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	16	15	2	23
BAS	672	100	672	7,661
UUS	336	50	168	1,915
TOTALS	1,024		842	9,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	842	42.8450	15.00	12,630	2005	2005	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2022 Heated Area: 672 HX Base Yr 2022



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GRANTOR: SHERWOOD GAYLE E & DA						
GRANTEE: ROGERO MATTHEW J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 S28 E24 N28$ PTR= E20 UUS=[YR=2017] E24 S8 BAL=[YR=2017] E4 S4 W4 N4$ S6 W24 N14$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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