

GILLMER LARRY E & SHAREN A
96109 GROOVER LANE
YULEE, FL 32097

50-3N-28-0000-0047-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 90										0820 02 1,550 114.0000 74.10 114,855 1975 1985 0 0 70.00 30.00										Tax Group: 4 Tax Dist:									
Exterior Wall 05 AVERAGE 10										1 M/H 93- - 100% - 2002 Heated Area: 1488 HX Base Yr 2002										BUILDING MARKET VALUE 34,456									
Roof Structur 03 GABLE/HIP 100																				TOTAL MARKET OB/XF VALUE 12,973									
Roof Cover 03 COMP SHNGL 90																				TOTAL LAND VALUE - MARKET 102,600									
Roof Cover 12 MODULAR MT 10																				TOTAL MARKET VALUE 150,029									
Interior Wall 04 PLYWOOD 50																				SOH/AGL Deduction 87,631									
Interior Wall 05 DRYWALL 50																				ASSESSED VALUE 62,398									
Interior Floo 14 CARPET 90																				TOTAL EXEMPTION VALUE HX HB 36,579									
Interior Floo 11 CLAY TILE 10																				BASE TAXABLE VALUE 25,819									
Air Condition 01 NONE 100																				TOTAL JUST VALUE 150,029									
Heating Type 04 AIR DUCTED 100																				NCON VALUE 0									
Bedrooms 3 100																				INCOME VALUE									
Bathrooms 2 100																				PREVIOUS YEAR MKT VALUE 110,865									
Frame 02 WOOD FRAME 100																													
Stories 1. 1. 100																													
Units 0 100																													
BUD8 Adjustme 04 DIST 01 100																													
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 33,078																													
FOP 32 30 10 222																													
FST 80 65 52 1,156																													
TOTALS 1,600 1,550 34,456																													
EXTRA FEATURES										96109 GROOVER LN, 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 0510 GARAGE WD- 0 100 20 25 500.00 SF 26.25 26.25 100 1980 1980 3 20 2,625																													
2 0810 CONCRETE A 0 100 0 0 244.00 SF 6.50 6.50 100 1980 1980 3 35 555																													
3 0936 SEPTC TANK 0 100 0 0 1.00 UT 6,000.00 6,000.00 100 0 0 3 100 6,000																													
4 0350 CARPORT WD 0 100 17 25 425.00 SF 13.00 13.00 100 1990 1990 3 20 1,105																													
5 0752 USP 0 0 14 10 140.00 SF 15.00 15.00 100 2003 2003 3 36 756																													
6 0940 SHEDS/PORT 0 0 12 10 120.00 SF 30.00 30.00 100 2003 2003 3 22 792																													
7 0756 FEP 0 0 16 12 192.00 SF 27.00 27.00 100 2003 2003 3 22 1,140																													
LAND DESCRIPTION										TOTAL OB/XF 12,973																			
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 RS-1 0.00 0.00 1.35 AC 1.00 1.00 0.95 80,000.00 76,000.00 102,600																													
REVIEW DATE 11/16/2017 BY KW										Total Acres: 1.35 Total Land Value: 102,600 Market: 0 Agricultural: 0 Common: 102,600										PRINTED 08/02/2023 BY SYS									