PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 626/223

ALBERTIE ADOLPHUS JR
22 ODEON COURT
PARKVILLE, MD 21234

2024

24-2N-28-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

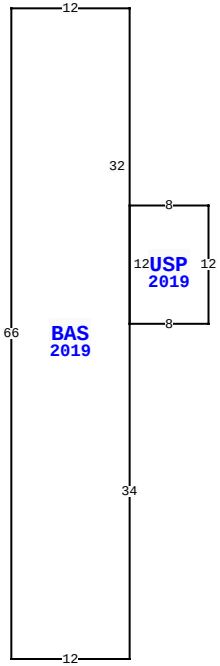
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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	4025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	792	16,166
USP	96	50	48	980
TOTALS	888		840	17,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	97.2000	68.04	57,154	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 792 HX Base Yr



96108 NORTH PRINCE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	17,146
TOTAL MARKET OB/XF VALUE	442
TOTAL LAND VALUE - MARKET	53,360
TOTAL MARKET VALUE	70,948
SOH/AGL Deduction	20,300
ASSESSED VALUE	50,648
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,648
TOTAL JUST VALUE	70,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-772	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0626/0223	5/14/1991	WD	U	V	01	100
GRANTOR: ALBERTIE DOLPHUS						
GRANTEE: ALBERTIE ADOLPHUS						
0098/0154	9/28/1968	WD	U	V		400
GRANTOR: PRINCE GIDEON ALFRED						
GRANTEE: ALBERTIE DOLPHUS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 S66 E12 N34 USP=[YR=2019] E8 N12 W8 S12$ N32$.

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	0752	USP	0	0	8	16	128.00	SF	15.00	15.00	100	1995	1995	3	23	442	

LAND DESCRIPTION

TOTAL OB/XF 442

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		RM	195.00	130.00	0.58	AC		1.00	1.00	1.15	80,000.00	92,000.00	53,360							

REVIEW DATE 07/14/2020 BY KWA Total Acres: 0.58 Total Land Value: 53,360 Market: 0 Agricultural: 0 Common: 53,360 PRINTED 08/06/2024 BY SYS