LOT M IN OR 740/281
GIDEON A PRINCE SURVEY UNR

WILLIAMS LAWRENCE & JERELINE V
96246 MT ZION LOOP
YULEE, FL 32097

2024

24-2N-28-0000-0047-0010

BUILDING CHARACTERISTICS

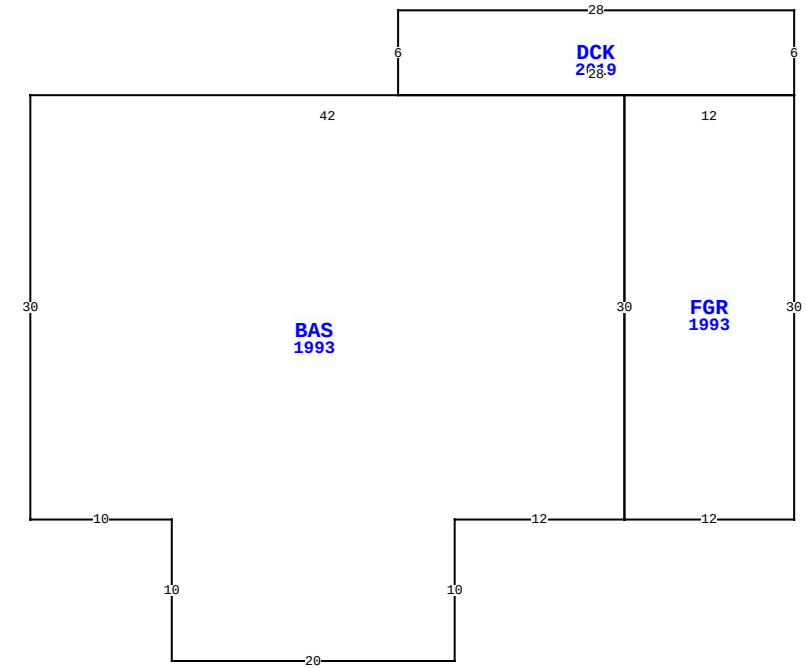
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100	1,460	131,713
DCK	168	10	17	1,534
FGR	360	55	198	17,863
TOTALS	1,988		1,675	151,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,675	107.0000	101.65	170,264	1992	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 1996 Heated Area: 1460 HX Base Yr 1996



96246 MT ZION LOOP, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		151,109
TOTAL MARKET OB/XF VALUE		1,448
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		203,557
SOH/AGL Deduction		103,656
ASSESSED VALUE		99,901
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,901
TOTAL JUST VALUE		203,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800074	WINDOWS	9,555	01/01/2018
R180073	REPAIR/RRF	7,800	01/01/2018
8352	NEW CONSTR	63,000	08/31/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0740/0281	9/27/1995	WD	U	I	01	100
GRANTOR: THOMPSON WILLIE						
GRANTEE: WILLIAMS LAWRENCE &						
0415/0613	3/19/1984	WD	U	V		100
GRANTOR: WILLIAMS LAWRENCE & J						
GRANTEE: THOMPSON WILLIE						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2019] N6 W28 S6 E28$ FGR=[YR=1993] W12 BAS=[YR=1993] W42 S30 E10 S10 E20 N10 E12 N30 $ S30 E12 N30 $.

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	0810	CONCRETE A	0	100	0	0	348.00	SF	6.50	6.50	100	1992	1992	3	64	1,448	

LAND DESCRIPTION

TOTAL OB/XF 1,448

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	000100	C	SFR	100		RM	83.00	272.00	0.51	AC		1.00	1.00	1.25	80,000.00	100,000.00	51,000							

REVIEW DATE 11/18/2019 BY KWA Total Acres: 0.51 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 08/06/2024 BY SYS