PT OF LOT 4 R621738
IN OR 707 PG 699
SUB OF HM THIGPEN DB 39/356

SOLOMON LINDA H
97077 SOLOMAN DR
YULEE, FL 32041-1560

2024

37-3N-27-4680-0004-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

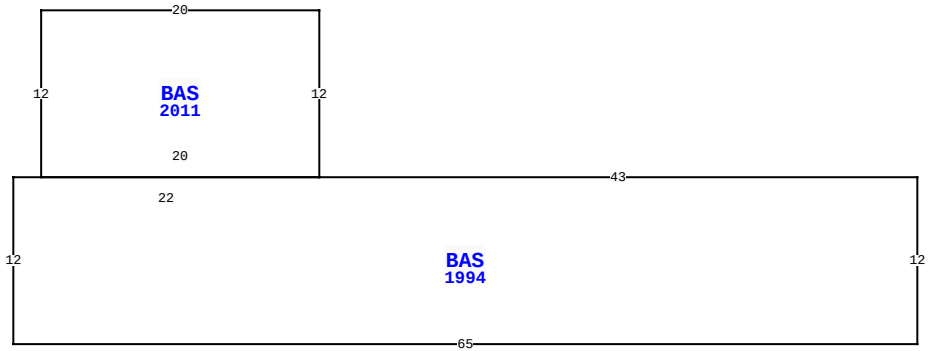
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	14,775
BAS	240	100	240	4,546
TOTALS	1,020		1,020	19,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,020	90.2000	63.14	64,403	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1020 HX Base Yr



97077 SOLOMON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		19,321
TOTAL MARKET OB/XF VALUE		552
TOTAL LAND VALUE - MARKET		87,840
TOTAL MARKET VALUE		107,713
SOH/AGL Deduction		73,590
ASSESSED VALUE		34,123
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,123
TOTAL JUST VALUE		107,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8073	MH MOVE-ON	6,500	03/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0707/0699	6/20/1994	WD	U	I	01	100
GRANTOR: SOLOMON KASIJAEBA W						
GRANTEE: SOLOMON LINDA H						
0563/0623	2/16/1989	WD	U	V	07	100
GRANTOR: SOLOMON LARRY & L K						
GRANTEE: SOLOMON KASJAEBA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W43 BAS=[YR=2011] N12 W20 S12 E20$ W22 S12 E65 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	0940	SHEDS/PORT	0	100	8	14	112.00	SF	20.10	20.10	100	1990	1990	3	20	450	
2	1243	WD DECK F	0	100	8	8	64.00	SF	8.00	8.00	100	1990	1990	3	20	102	

LAND DESCRIPTION

TOTAL OB/XF 552

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		OR	0.00	0.00	1.22	AC		1.00	1.00	0.90	80,000.00	72,000.00	87,840							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.22 Total Land Value: 87,840 Market: 0 Agricultural: 0 Common: 87,840 PRINTED 08/06/2024 BY SYS