

CONVERSE CHARLES E & AMY M
97094 CONVERSE LANE
YULEE, FL 32097

37-3N-27-4680-0005-0080

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 17 CB STUCCO 100										0100 01 2,182 112.5040 106.88 233,212 1978 1983 0 0 20.00 80.00										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 0 Heated Area: 2032 HX Base Yr										BUILDING MARKET VALUE 266,633									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 34,133									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 269,200									
Interior Floo 11 CLAY TILE 60																				TOTAL MARKET VALUE 461,439									
Interior Floo 14 CARPET 40																				SOH/AGL Deduction 236,748									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 224,691									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 2 100																				BASE TAXABLE VALUE 174,691									
Bathrooms 2 100																				TOTAL JUST VALUE 569,966									
Frame 03 MASONRY 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 524,784									
BUD8 Adjustme 04 DIST 01 100																													
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 5000 IMPROVED AG																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4031.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,032 100 2,032 173,744																													
FOP 108 30 32 2,736																													
UOP 160 20 32 2,736																													
USP 288 30 86 7,354																													
TOTALS 2,588 2,182 186,570																													
EXTRA FEATURES										97094 CONVERSE 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 1242 WD DECK A 0 100 0 0 160.00 SF 10.00 10.00 100 1980 1980 3 20 320																													
2 0681 POLE SHED 0 100 40 24 960.00 SF 15.00 15.00 100 1985 1985 3 20 2,880																													
4 0350 CARPORT WD 0 100 29 5 145.00 SF 6.50 6.50 100 1989 1989 3 20 189																													
5 0861 POOL GUNIT 0 100 0 0 400.00 SF 85.00 85.00 100 1997 1997 3 20 6,800																													
6 0812 CONCRETE C 0 100 0 0 3,500.00 SF 4.00 4.00 100 2005 2005 3 86 12,040																													
7 0510 GARAGE WD- 0 100 24 20 480.00 SF 35.00 35.00 100 2000 2000 3 28 4,704																													
8 0680 POLE SHED 0 100 50 16 800.00 SF 10.00 10.00 100 2019 2019 3 90 7,200																													
LAND DESCRIPTION										TOTAL OB/XF 34,133																			
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 005000 C RURAL HOME 100 00008 OR 0.00 0.00 2.00 AC 1.00 1.00 1.00 80,000.00 80,000.00 160,000																													
2 006000 A PAST1/HAY 0 OR 0.00 0.00 1.82 AC 1.00 1.00 1.00 370.00 370.00 673																													
3 009910 M MKT. VAL. AG 0 OR 0.00 0.00 1.82 AC 1.00 1.00 1.00 60,000.00 60,000.00 109,200																													
REVIEW DATE 07/17/2024 BY KWA										Total Acres: 3.82 Total Land Value: 160,673										Market: 109,200 Agricultural: 673 Common: 160,000 PRINTED 08/06/2024 BY SYS									

CONVERSE CHARLES E & AMY M
97094 CONVERSE LANE
YULEE, FL 32097

2024

[illegible]