



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

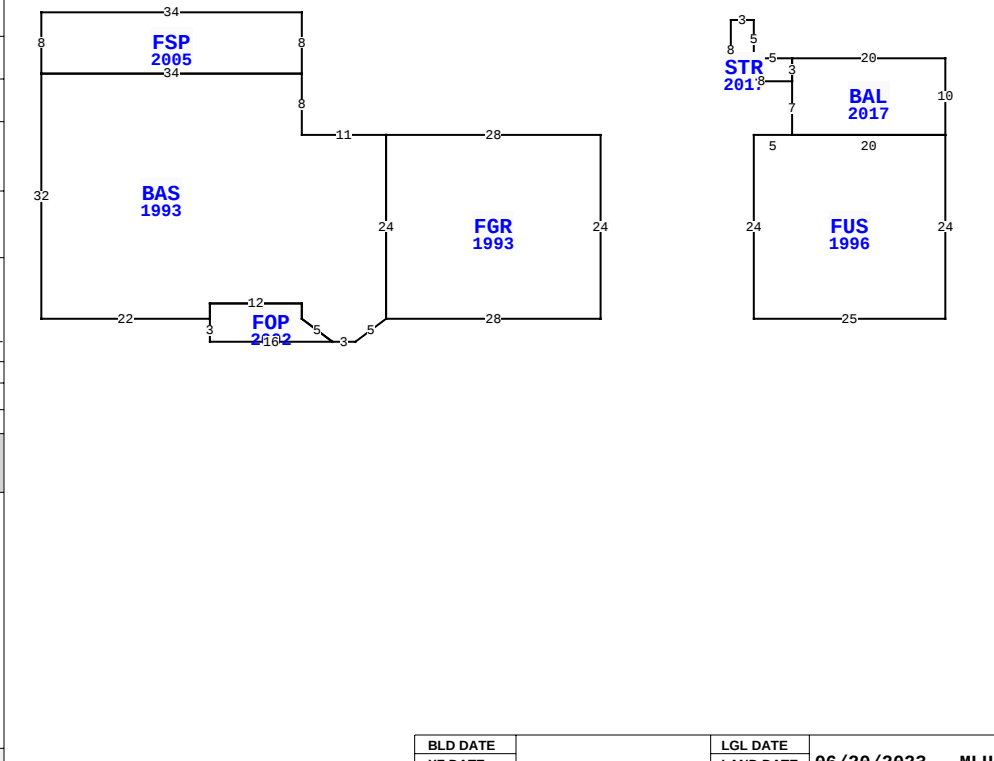
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	200	15	30	2,724
BAS	1,349	100	1,349	122,506
FGR	672	55	370	33,601
FOP	66	30	20	1,816
FSP	272	40	109	9,899
FUS	600	100	600	54,487
STR	39	10	4	364
TOTALS	3,198		2,482	225,396

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	42	25	1,050.00	SF	4.00	4.00	100	1996
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999
3	0810	CONCRETE A	0 100	28	15	420.00	SF	4.88	4.88	100	2005
4	0510	GARAGE WD-	0 100	23	30	690.00	SF	26.25	26.25	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RMH	100.00	200.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,482	116.2224	110.41	274,038	1960	1980	0	0	0 17.75	82.25
1 SINGLE FAM - 100% - 2018 Heated Area: 1949 HX Base Yr 2018											



96231 WILL YOUNG RD, YULEE											
BLD DATE			LGL DATE			06/20/2023 MLU					
XF DATE			LAND DATE								
INC DATE			AG DATE								

TOTAL OB/XF											
14,935											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		225,396	
TOTAL MARKET OB/XF VALUE		14,935	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		315,331	
SOH/AGL Deduction		115,582	
ASSESSED VALUE		199,749	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		149,749	
TOTAL JUST VALUE		315,331	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,135	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94301413	ADDITION	29,952	10/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2167/0162	12/20/2017	WD Q	I	I	01
GRANTOR: S & I MANAGEMENT LLC					SALE PRICE
GRANTEE: CLOUGH STACY L & SH					196,500
GRANTOR: S & I MANAGEMENT LLC					
GRANTEE: S & I MANAGEMENT LL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W28 BAS=[YR=1993] W11 N8 FSP=[YR=2005] N8 W34 S8 E34 \$ W34 S32 E22 FOP=[YR=2002] S3 E16 U3 L4 N2 W12 S2\$ N2 E12 S2 R4 D3 E3 R4 U3 N24\$ S24 E28 N24\$ PTR= E45 FUS=[YR=1996] S24 W25 N24 E5 BAL=[YR=2017] N7 STR=[YR=2017] W8 N8 E3 S5 E5 S3\$ N3 E20 S10 W20 \$ E20\$ W45 \$.											