PT F P SANCHEZ GRANT
SEC 40-3N-25E IN OR 2038/405
ESMT IN OR 2263/1147

GODWIN SHIRL L L/E/
67953 AMOS WHITE RD
YULEE, FL 32097

2024

40-3N-25-0000-0001-0040

NASSAU COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

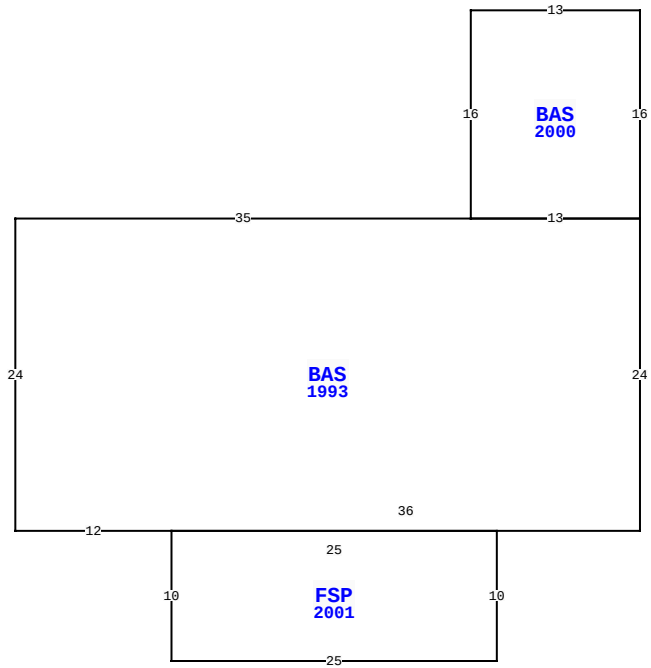
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	101,397
BAS	208	100	208	18,307
FSP	250	40	100	8,802
TOTALS	1,610		1,460	128,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,460	109.0000	103.55	151,183	1985	1992	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1360 HX Base Yr



67953 AMOS WHITE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		174,296
TOTAL MARKET OB/XF VALUE		859
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		210,155
SOH/AGL Deduction		4,343
ASSESSED VALUE		205,812
TOTAL EXEMPTION VALUE	14	205,812
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		210,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011219	REPAIR/RRF	13,500	10/25/2019
E007059	ADDITION	0	06/01/2000
MH003087	MH MOVE-ON	0	05/01/2000
Z991311	OTHER	0	10/01/1999
B974414	XFOB	3,000	11/01/1997
B951950	REMODEL	3,221	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2038/0405	3/30/2016	WD	U	I	11	100
GRANTOR: GODWIN SHIRL L						
GRANTEE: THOMPSON ABBIE A ET						
2032/1589	3/07/2016	FJ	U	I	11	0
GRANTOR: MASON LUCRETIA ALDERM						
GRANTEE: GODWIN SHIRL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W13 S16BAS=[YR=1993] W35 S24 E12 FSP=[YR=2001] S10 E25 N10 W25$ E36 N24 W13$ E13 N16$.

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	1242	WD DECK A	0	100	10	5	50.00	SF	8.50	8.50	100	2003	2003	3	21	89	
2	0810	CONCRETE A	0	100	5	6	30.00	SF	6.50	6.50	100	2003	2003	3	83	162	
3	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	2011	2011	3	92	383	
4	1242	WD DECK A	0	100	5	9	45.00	SF	10.00	10.00	100	2011	2011	3	50	225	

LAND DESCRIPTION

TOTAL OB/XF 859

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/02/2020 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS

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Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

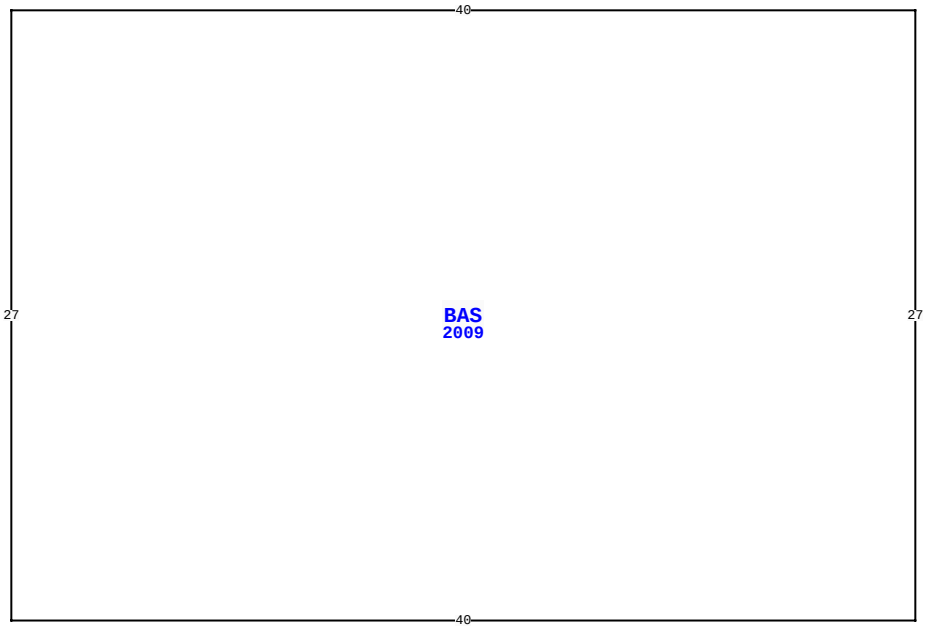
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	45,790
TOTALS	1,080		1,080	45,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,080	128.4800	96.36	104,069	1999	1999	0	0	0	56.00	44.00

2 M/H 94+ – 100% - 2021 Heated Area: 1080 HX Base Yr



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GRANTEE: THOMPSON ABBIE A ET						
2032/1589	3/07/2016	FJ	U	I	11	0
GRANTOR: MASON LUCRETIA ALDERM						
GRANTEE: GODWIN SHIRL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W40 S27 E40 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/02/2020 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS