IN OR 950/1093

MASON GARY J
67915 AMOS WHITE RD
YULEE, FL 32097-2504

2024

40-3N-25-0000-0001-0090

BUILDING CHARACTERISTICS

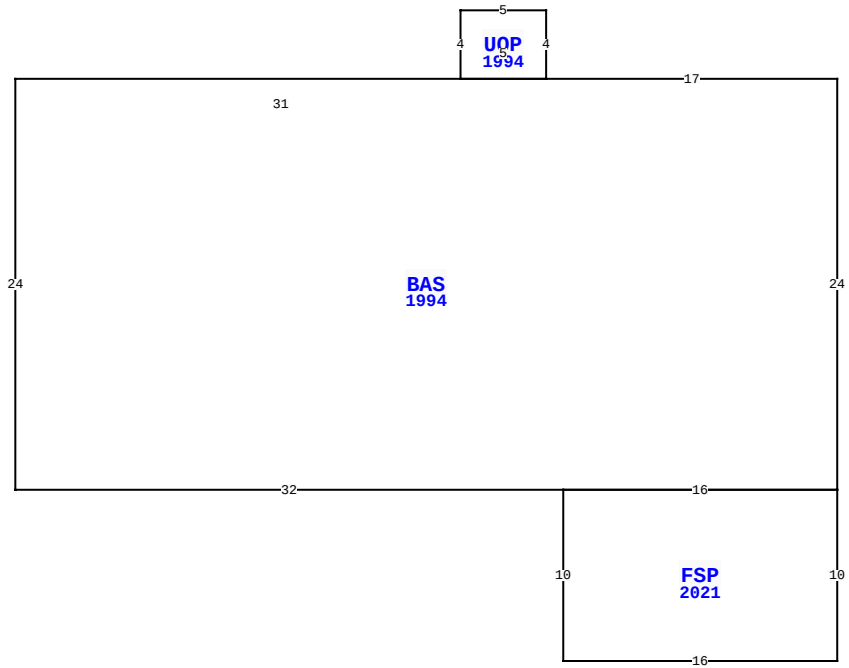
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	132,417
FSP	160	40	64	7,357
UOP	20	20	4	460
TOTALS	1,332		1,220	140,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,220	103.0320	128.79	157,124	1994	2001	0	0	0	10.75	89.25

1 SNGL FAM – 0% - 0 Heated Area: 1152 HX Base Yr



67909 AMOS WHITE RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	140,233
TOTAL MARKET OB/XF VALUE	546
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	175,779
SOH/AGL Deduction	59,411
ASSESSED VALUE	116,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,368
TOTAL JUST VALUE	175,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93530	NEW CONSTR	51,410	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0950/1093	9/22/2000	QC	U	I	06	100
GRANTOR: HAYWOOD GERON & REGIN						
GRANTEE: MASON GARY J						
0687/1172	7/24/1993	QC	U	V	01	100
GRANTOR: THOMPSON ALTAMESE A						
GRANTEE: HAYWOOD GERON K ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W17 UOP=[YR=1994] N4 W5 S4 E5$ W31 S24 E32
FSP=[YR=2021] S10 E16 N10 W16$ E16 N24$.

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	0	14	10	140.00	SF	19.50	19.50	100	2002	2002	3	20	546	

LAND DESCRIPTION

TOTAL OB/XF 546

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	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/22/2021 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS