

ODOM CHRISTOPHER T
98039 SWAMP FEVER LN
YULEE, FL 32097

2024

42-3N-28-5080-0024-0050

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8011CLAY TILE 2003CENTRAL 10004AIR DUCTED 1004 1002 10002WOOD FRAME 1001. 1. 1000 10000NONE 100

CONSTRUCTION

Quality04Quality Level 04DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4031.00

TOTALS

1,7801,522152,516

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND01011,522119.5236113.55172,823199919990011.7588.25

2 SINGLE FAM - 100% - 2019Heated Area: 1456HX Base Yr 2019

BAS1999FOP1999UOP2016

TOTALS

1,7801,522152,516

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE165,456TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET104,000TOTAL MARKET VALUE269,456SOH/AGL Deduction100,164ASSESSED VALUE169,292TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE119,292TOTAL JUST VALUE269,456NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE263,245

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE2062/10837/15/2016WDQI01172,000GRANTOR:MCG HOMES LLCGRANTEE:ODOM CHRISTOPHER T2027/10972/04/2016SWUI1279,800GRANTOR:DEUTSCHE BANK NATL TRGRANTEE:MCG HOMES LLC

BUILDING NOTES

BAS=[YR=1999] W56 S26 E25 UOP=[YR=2016] S12 E24 N12 W9 FOP=[YR=1999] W6 N3 E6 S3\$ N3 W6 S3 W9\$ E31 N26\$.

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S26 E25 UOP=[YR=2016] S12 E24 N12 W9 FOP=[YR=1999] W6 N3 E6 S3\$ N3 W6 S3 W9\$ E31 N26\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE05/12/2019BYKBA

Total Acres: 1.30Total Land Value: 104,000Market: 0Agricultural: 0Common: 104,000PRINTED 08/06/2024 BY SYS

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