IN OR 879/1272
& ESMT
(16-6 & 16-8)

WILLIAMS VERNON SR
540 YEW CT
ALTAMONTE SPRINGS, FL 32714

**2024**

**43-3N-28-0000-0016-0060**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 60 |
| Interior Wall | 05 | DRYWALL 40 |
| Interior Floo | 14 | CARPET 100 |
| 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 |
| Quality | 03 | Quality Level 03 |

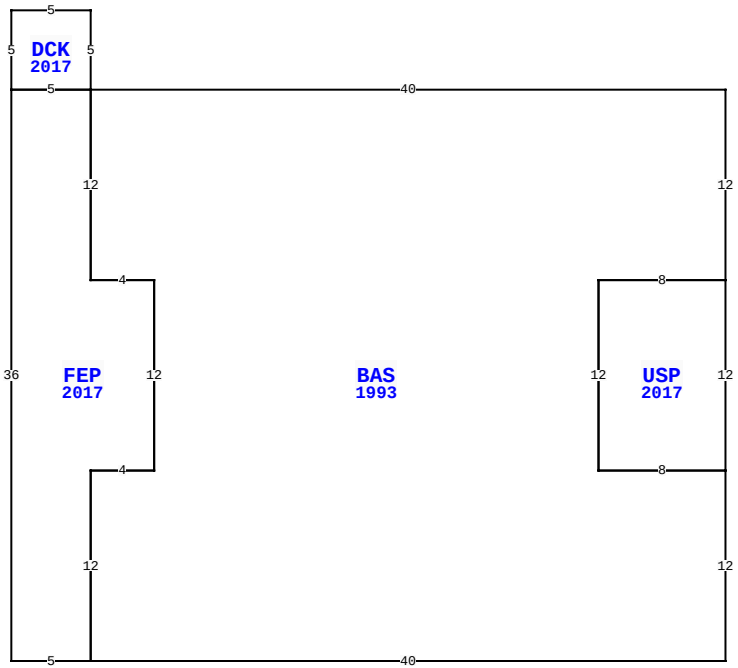
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,296 | 100 | 1,296 | 32,115 |
| DCK | 25 | 15 | 4 | 99 |
| FEP | 228 | 85 | 194 | 4,807 |
| USP | 96 | 50 | 48 | 1,190 |
| TOTALS | 1,645 | | 1,542 | 38,211 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,542 | 118.0000 | 82.60 | 127,369 | 1985 | 1985 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1490 HX Base Yr




97059 MITCHELL RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/20/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 38,211 |
| TOTAL MARKET OB/XF VALUE | 2,030 |
| TOTAL LAND VALUE - MARKET | 141,600 |
| TOTAL MARKET VALUE | 181,841 |
| SOH/AGL Deduction | 82,540 |
| ASSESSED VALUE | 99,301 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 99,301 |
| TOTAL JUST VALUE | 181,841 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 165,021 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 007309 | REMODEL | 5,925 | 07/01/2000 |
| 96 0434 | REPAIR/RRF | 3,893 | 03/04/1996 |
| 0205 | ADDITION | 1,000 | 05/01/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0879/1272 | 4/20/1999 | QC | U | I | 01 | 32,000 |
| GRANTOR: WILLIAMS TERETHEL | | | | | | |
| GRANTEE: WILLIAMS VERNON L S | | | | | | |
| 0224/0531 | 1/01/1976 | WD | U | V | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W40 DCK=[YR=2017] N5 W5 S5 FEP=[YR=2017] S36 E5 N12 E4 N12 W4 N12 W5$ E5$ S12 E4 S12 W4 S12 E40 N12 USP=[YR=2017] N12 W8 S12 E8 $ W8 N12 E8 N12$.

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1985 | 1985 | 3 | 58 | 2,030 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,030

| 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 | 000102 | C | SFR/MH | 0 | 0008 | RSF-1 | 0.00 | 0.00 | 1.77 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 141,600 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.77 Total Land Value: 141,600 Market: 0 Agricultural: 0 Common: 141,600 PRINTED 08/06/2024 BY SYS