IN OR 2502/1481 (EX 1-36)

SINGH BASHAMBER/PATEL BHUMIKABEN
96515 CHESTER RD
YULEE, FL 32097

**2024**

**44-3N-28-0000-0001-0370**

## 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 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

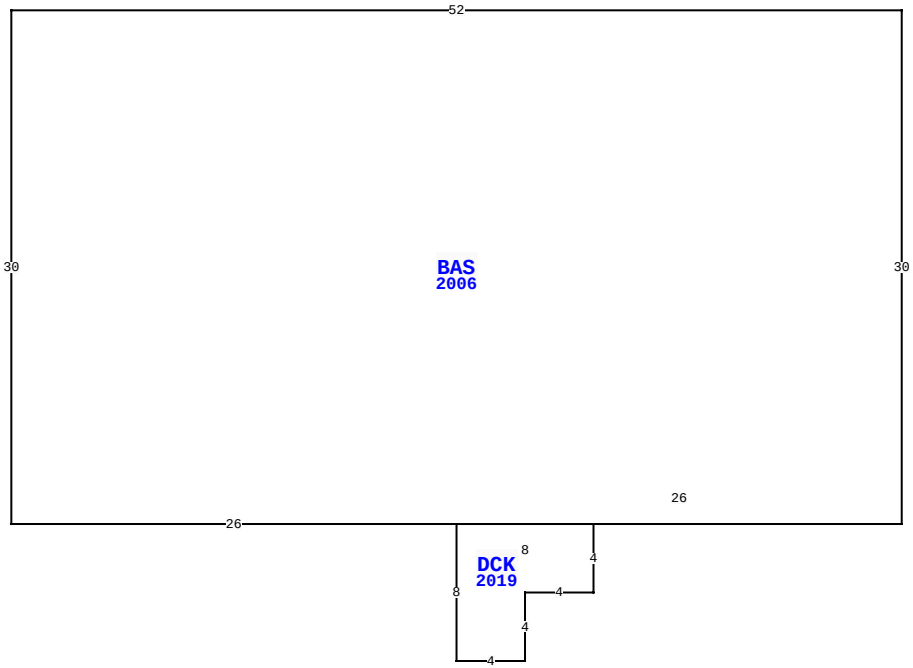
NEIGHBORHOOD/LOC 4031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,560 | 100 | 1,560 | 87,187 |
| DCK | 48 | 15 | 7 | 392 |
| TOTALS | 1,608 | | 1,567 | 87,578 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,567 | 128.4800 | 96.36 | 150,996 | 2006 | 2006 | 0 | 0 | 0 | 42.00 | 58.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1560 HX Base Yr




96515 CHESTER RD, YULEE

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 87,578 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 82,400 |
| TOTAL MARKET VALUE | 169,978 |
| SOH/AGL Deduction | 15,907 |
| ASSESSED VALUE | 154,071 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 154,071 |
| TOTAL JUST VALUE | 169,978 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 166,962 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH4720 | MH MOVE-ON | 0 | 12/01/2005 |
| M10790 | MECH OTHER | 0 | 12/01/2005 |
| P10468 | OTHER | 0 | 12/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2502/1481 | 9/10/2021 | SW | U | I | 30 | 45,000 |
| GRANTOR: SINGH BASHAMBER | | | | | | |
| GRANTEE: SINGH BASHAMBER & B | | | | | | |
| 2349/1484 | 3/13/2020 | WD | U | I | 12 | 115,000 |
| GRANTOR: GOSHEN MORTGAGE REO L | | | | | | |
| GRANTEE: SINGH BASHAMBER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W52 S30 E26 DCK=[YR=2019] S8 E4 N4 E4 N4 W8$ E26 N30$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000102 | C | SFR/MH | 0 | | OR | 113.00 | 400.00 | 1.03 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 82,400 | | | | | | | |

REVIEW DATE 10/30/2019 BY KWA Total Acres: 1.03 Total Land Value: 82,400 Market: 0 Agricultural: 0 Common: 82,400 PRINTED 08/06/2024 BY SYS