PT OF LOT 5 (S-2)
L/E OR 1153/808 & OR 1319/1675
CHESTER ACRES PB 4/86

MILLER TIMOTHY OWEN JR
97045 MILLER RD
YULEE, FL 32097

**2024**

**44-3N-28-5050-0005-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

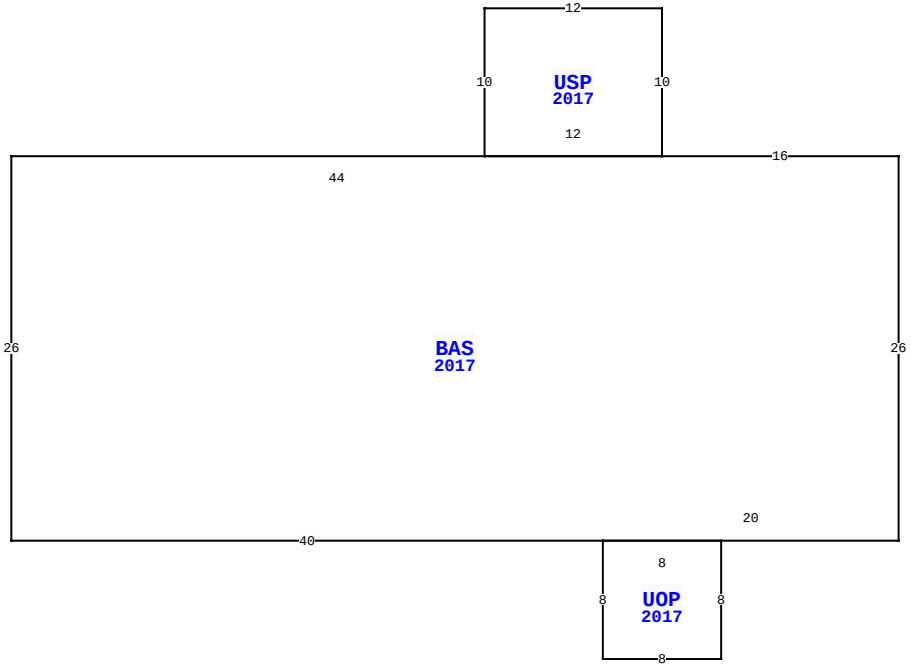
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 10 | WD SHINGLE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,560 | 100 | 1,560 | 46,929 |
| UOP | 64 | 25 | 16 | 481 |
| USP | 120 | 50 | 60 | 1,805 |
| TOTALS | 1,744 | | 1,636 | 49,215 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,636 | 114.6000 | 85.95 | 140,614 | 1996 | 1996 | 0 | 0 | 0 | 65.00 | 35.00 |

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




97067 MILLER 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 | 49,215 |
| TOTAL MARKET OB/XF VALUE | 11,760 |
| TOTAL LAND VALUE - MARKET | 67,200 |
| TOTAL MARKET VALUE | 128,175 |
| SOH/AGL Deduction | 20,273 |
| ASSESSED VALUE | 107,902 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 107,902 |
| TOTAL JUST VALUE | 128,175 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 128,126 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1319/1675 | 5/24/2005 | WD | U | I | 06 | 100 |
| GRANTOR: MILLER TIMOTHY OWEN | | | | | | |
| GRANTEE: MILLER TIMOTHY O & | | | | | | |
| 1153/0808 | 7/15/2003 | WD | U | I | 18 | 100 |
| GRANTOR: MILLER LINA G L/E | | | | | | |
| GRANTEE: MILLR HAROLD & TIMO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W16 USP=[YR=2017] N10 W12 S10 E12$ W44 S26 E40 UOP=[YR=2017] S8 E8 N8 W8$ E20 N26$.

## 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 | 0510 | GARAGE WD- | 0 | 0 | 40 | 30 | 1,200.00 | SF | 35.00 | 35.00 | 100 | 2000 | 2000 | 3 | 28 | 11,760 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,760

| 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 | | OR | 0.00 | 0.00 | 0.84 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 67,200 | | | | | | | |

REVIEW DATE 02/23/2024 BY DJA Total Acres: 0.84 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 08/06/2024 BY SYS