LOT 29
CHESTER ROAD PB 6/81-84

FLOT CHARLES
96118 GREEN PINE ROAD
YULEE, FL 32097

2024

44-3N-28-507R-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

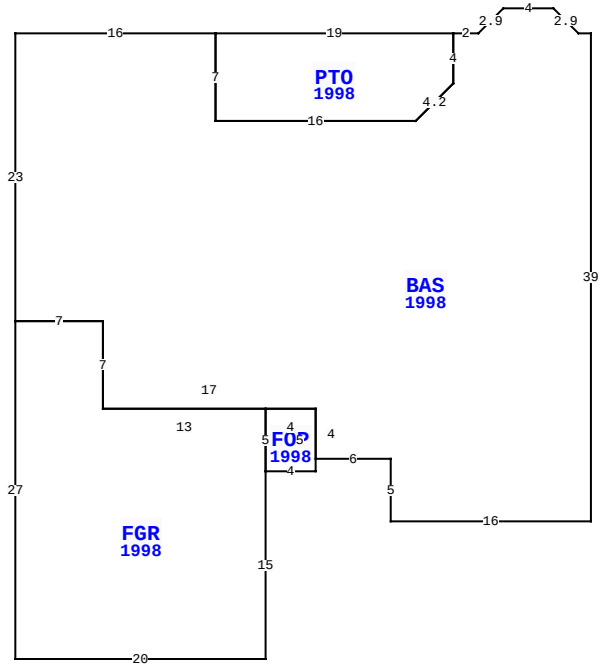
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	30	VINYL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	1,383	171,391
FGR	449	55	247	30,610
FOP	20	30	6	743
PTO	129	5	6	743
TOTALS	1,981		1,642	203,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,642	110.4660	138.08	226,727	1998	2002	0	0	0	10.25	89.75

1 SNGL FAM – 100% - 2020 Heated Area: 1383 HX Base Yr 2020



96118 GREEN PINE RD, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		203,487
TOTAL MARKET OB/XF VALUE		3,943
TOTAL LAND VALUE - MARKET		114,400
TOTAL MARKET VALUE		321,830
SOH/AGL Deduction		128,471
ASSESSED VALUE		193,359
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,359
TOTAL JUST VALUE		321,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9805221	NEW CONSTR	69,000	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/1062	7/26/2022	WD	U	I	11	100
GRANTOR: FLOT JENNIFER						
GRANTEE: FLOT CHARLES						
2298/1673	8/16/2019	WD	Q	I	02	220,000
GRANTOR: JOHNSON CHRISTINE & M						
GRANTEE: FLOT JENNIFER & CHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W1 L2 U2 W4 D2 L2 W2 PTO=[YR=1998] W19 S7 E16 U3 R3 N4 $ S4 D3 L3 W16 N7 W16 S23 FGR=[YR=1998] S27 E20 N15FOP=[YR=1998] E4 N5 W4 S5$ N5 W13 N7 W7$ E7 S7 E17 S4 E6 S5 E16 N39 $.

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	0810	CONCRETE A	0	100	4	26	104.00	SF	6.50	6.50	100	1998	1998	3	75	507	
2	0811	CONCRETE B	0	100	0	0	881.00	SF	5.20	5.20	100	1998	1998	3	75	3,436	

LAND DESCRIPTION

TOTAL OB/XF 3,943

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	100		RSF-1	0.00	0.00	1.43	AC		1.00	1.00	1.00	80,000.00	80,000.00	114,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.43 Total Land Value: 114,400 Market: 0 Agricultural: 0 Common: 114,400 PRINTED 08/06/2024 BY SYS