LOT 31
IN OR 1171/931
CHESTER ROAD PB 6/81-84

SMITH ALLEN R & BEVERLY K
96162 GREEN PINE ROAD
YULEE, FL 32097

2024

44-3N-28-507R-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

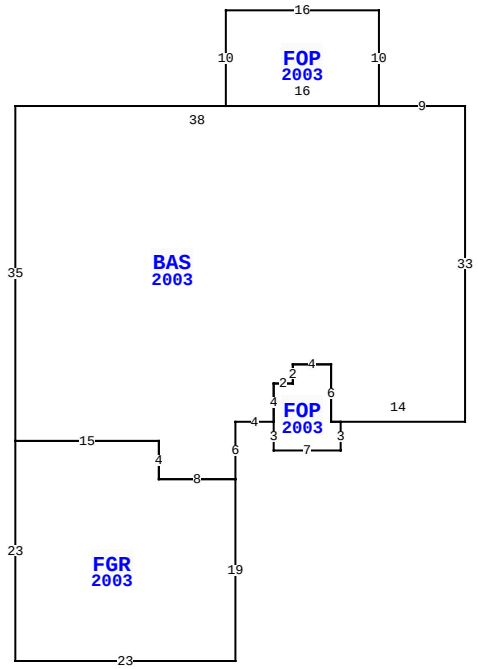
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,597	100	1,597	182,142
FGR	497	55	273	31,136
FOP	53	30	16	1,825
FOP	160	30	48	5,475
TOTALS	2,307		1,934	220,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,934	107.3443	134.18	259,504	2003	2003	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2004 Heated Area: 1597 HX Base Yr 2004



96162 GREEN PINE RD, YULEE

BLD DATE		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		220,578
TOTAL MARKET OB/XF VALUE		10,930
TOTAL LAND VALUE - MARKET		114,400
TOTAL MARKET VALUE		345,908
SOH/AGL Deduction		197,488
ASSESSED VALUE		148,420
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,420
TOTAL JUST VALUE		345,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210371	NEW CONSTR	119,775	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1171/0931	9/15/2003	WD	Q	I		165,900
GRANTOR: GUINN JOHN R						
GRANTEE: SMITH ALLEN R & BEV						
1044/1244	3/20/2002	WD	U	V	19	80,000
GRANTOR: CHESTER RD GENERAL PA						
GRANTEE: GUINN JOHN R						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	2,982.00	SF	4.00	4.00	100	2003	2003	3	83	9,900	
2	0810	CONCRETE A	0	100	0	0	64.00	SF	6.50	6.50	100	2003	2003	3	83	345	
3	1076	TRELLIS A	0	100	10	14	140.00	SF	5.63	5.63	100	2018	2018	3	87	685	

BUILDING DIMENSIONS

BAS=[YR=2003] W9 FOP=[YR=2003] N10 W16 S10 E16$ W38 S35
FGR=[YR=2003] S23 E23 N19 W8 N4 W15$ E15 S4 E8 N6 E4
FOP=[YR=2003] S3 E7 N3 W1 N6 W4 S2 W2 S4$ N4 E2 N2 E4 S6 E14
N33$.

LAND DESCRIPTION

TOTAL OB/XF 10,930

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	0006	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