LOT 34
CHESTER ROAD PB 6/81-84

AMEIGH BRIAN C & CAROLYN R
96242 GREEN PINE RD
YULEE, FL 32097

2024

44-3N-28-507R-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

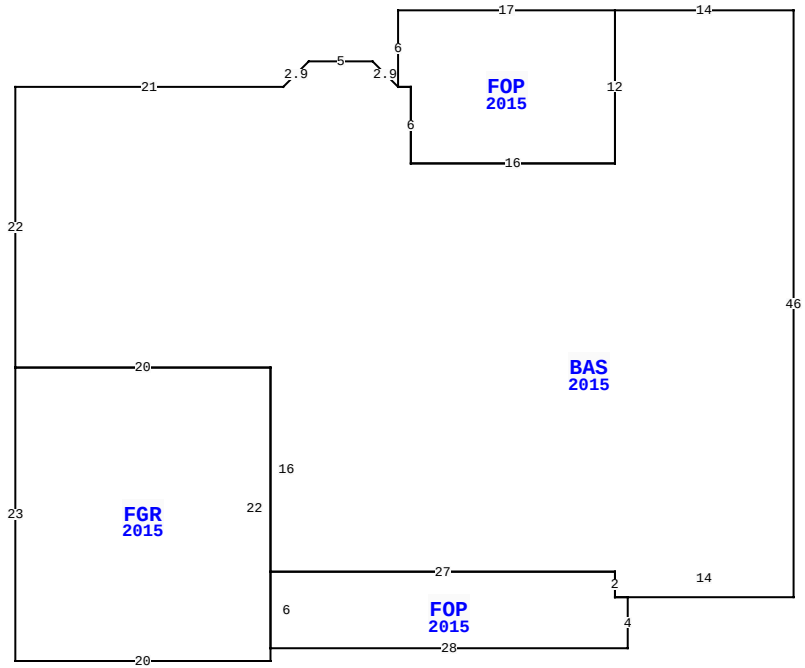
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,028	100	2,028	258,268
FGR	460	55	253	32,219
FOP	166	30	50	6,368
FOP	198	30	59	7,513
TOTALS	2,852		2,390	304,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,390	105.5754	131.97	315,408	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2020 Heated Area: 2028 HX Base Yr 2020



96242 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		319,657
TOTAL MARKET OB/XF VALUE		7,060
TOTAL LAND VALUE - MARKET		114,400
TOTAL MARKET VALUE		441,117
SOH/AGL Deduction		137,936
ASSESSED VALUE		303,181
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		253,181
TOTAL JUST VALUE		441,117
NCON VALUE		15,288
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001815	ADDITION	63,820	02/09/2023
B1530385	CO ISSUED	0	10/13/2015
B1530385	NEW CONSTR	253,445	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2282/1386	6/14/2019	WD	Q	I	01	317,000
GRANTOR: MAXWELL ANDREW W & VA						
GRANTEE: AMEIGH BRIAN C & CA						
2028/0089	2/08/2016	WD	Q	I	02	269,900
GRANTOR: COASTAL SERVICE COMPA						
GRANTEE: MAXWELL ANDREW W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 FOP=[YR=2015] W17 S6 E1 S6 E16 N12$ S12 W16 N6 W1 L2 U2 W5 L2 D2 W21 S22 FGR=[YR=2015] S23 E20 N1 FOP=[YR=2015] E28 N4 W1 N2 W27 S6$ N22 W20$ E20 S16 E27 S2 E14 N46$.

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	41	3	123.00	SF	6.50	6.50	100	2015	2015	3	95	760	
2	0812	CONCRETE C	0	100	0	0	1,658.00	SF	4.00	4.00	100	2015	2015	3	95	6,300	

LAND DESCRIPTION

TOTAL OB/XF 7,060

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 11/07/2023 BY DJ Total Acres: 1.43 Total Land Value: 114,400 Market: 0 Agricultural: 0 Common: 114,400 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

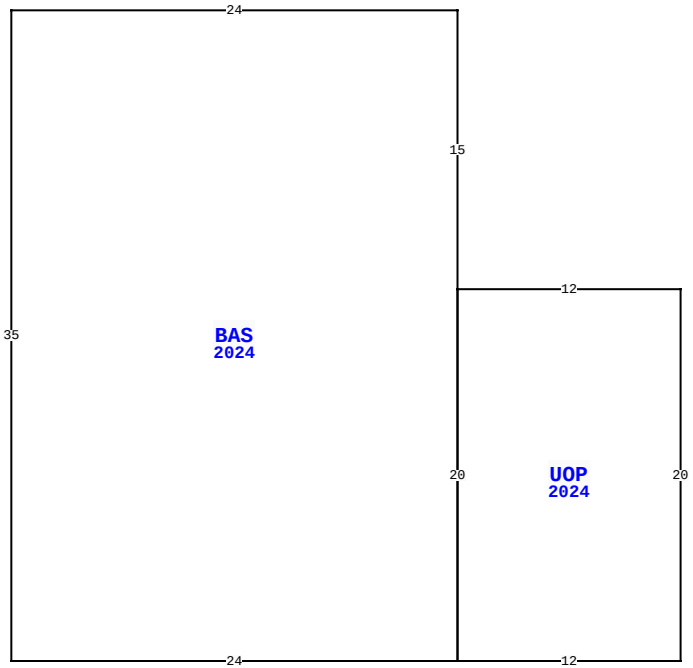
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Floo	03	CONC FINSH 100
Frame	05	STEEL 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	14,462
UOP	240	20	48	827
TOTALS	1,080		888	15,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	888	49.6800	17.39	15,442	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 840 HX Base Yr 2020



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2028/0089	2/08/2016	WD	Q	I	02	269,900
GRANTOR: COASTAL SERVICE COMPA						
GRANTEE: MAXWELL ANDREW W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W24 S35 E24 N20 N15 $
UOP=[YR=2024;ORIG=80,45] N20 E12 S20 W12 $
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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

REVIEW DATE 11/07/2023 BY DJ Total Acres: 1.43 Total Land Value: 114,400 Market: 0 Agricultural: 0 Common: 114,400 PRINTED 08/06/2024 BY SYS