

LOT 1  
IN OR 783/524  
PINE RIDGE PB 5/143

KINSEY KENNETH & RHONDA  
97133 AMY DRIVE  
YULEE, FL 32097

2024

44-3N-28-5300-0001-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 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  | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 06      | Quality Level 06 |
| 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       | 1,811            | 100         | 1,811        | 171,633              |
| FGR       | 483              | 55          | 266          | 25,209               |
| FOP       | 612              | 30          | 184          | 17,438               |
| UDG       | 780              | 55          | 429          | 40,657               |
| UOP       | 200              | 20          | 40           | 3,791                |
| TOTALS    | 3,886            |             | 2,730        | 258,729              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

|   |      |            |   |     |    |    |          |    |       |       |     |      |      |   |    |        |
|---|------|------------|---|-----|----|----|----------|----|-------|-------|-----|------|------|---|----|--------|
| 1 | 0812 | CONCRETE C | 0 | 100 | 0  | 0  | 3,769.00 | SF | 4.00  | 4.00  | 100 | 1994 | 1994 | 3 | 68 | 10,252 |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 0  | 0  | 290.00   | SF | 85.00 | 85.00 | 100 | 2008 | 2008 | 3 | 52 | 12,818 |
| 3 | 0911 | SCRN RM A  | 0 | 100 | 24 | 38 | 912.00   | SF | 17.50 | 17.50 | 100 | 2008 | 2008 | 3 | 35 | 5,586  |
| 4 | 0845 | KOOL DECK  | 0 | 100 | 0  | 0  | 622.00   | SF | 7.25  | 7.25  | 100 | 2008 | 2008 | 3 | 89 | 4,013  |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |

| MARKET ADJUSTMENTS                                   |     |           |             |                |                |      |      |      |      |      |        |       |
|------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE                                                 | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0100                                                 | 01  | 2,730     | 117.0240    | 111.17         | 303,494        | 1993 | 1993 | 0    | 0    | 0    | 14.75  | 85.25 |
| 1 SINGLE FAM - 100% - 0 Heated Area: 1811 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |       |
|                                                      |     |           |             |                |                |      |      |      |      |      |        |       |
| 97133 AMY DR, YULEE                                  |     |           |             |                |                |      |      |      |      |      |        |       |
| BLD DATE<br>XF DATE<br>INC DATE                      |     |           |             |                |                |      |      |      |      |      |        |       |
| LGL DATE<br>LAND DATE<br>AG DATE                     |     |           |             |                |                |      |      |      |      |      |        |       |
| 06/20/2023 MLU                                       |     |           |             |                |                |      |      |      |      |      |        |       |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 4              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 258,729     |
| TOTAL MARKET OB/XF VALUE  |  |  | 32,669      |
| TOTAL LAND VALUE - MARKET |  |  | 82,400      |
| TOTAL MARKET VALUE        |  |  | 373,798     |
| SOH/AGL Deduction         |  |  | 192,744     |
| ASSESSED VALUE            |  |  | 181,054     |
| TOTAL EXEMPTION VALUE     |  |  | 50,000      |
| BASE TAXABLE VALUE        |  |  | 131,054     |
| TOTAL JUST VALUE          |  |  | 373,798     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 364,430     |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B21856     | XFOB        | 4,275  | 09/01/2008 |
| B21638     | SWIM POOL   | 27,850 | 07/01/2008 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0783/0524                      | 1/24/1997 | QC        | U   | I   | 06     | 28,500     |  |
| GRANTOR: KINSEY RHONDA F/K/A R |           |           |     |     |        |            |  |
| GRANTEE: KINSEY KENNETH & RH   |           |           |     |     |        |            |  |
| 0630/0714                      | 7/08/1991 | WD        | Q   | V   |        | 11,500     |  |
| GRANTOR: LYNN RAY & YVONNE     |           |           |     |     |        |            |  |
| GRANTEE: WILLAIMSON RHONDA     |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |
|----------------|--|--|
|                |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                      |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| BAS=[YR=1993] W20 UOP=[YR=2019] N5 W40 S5 E40\$ W54 S31<br>FOP=[YR=1993] S12 E51 N12 W51 \$ E51 FGR=[YR=1993] E23 N21 W23<br>S21 \$ N21 E23 N10 \$ PTR= E15 UDG=[YR=1993] E30 S26 W30 N26 \$<br>W15 \$ . |  |  |