

LOT 9
IN OR 1592/890
PINE RIDGE PB 5/143

LIGHTSEY THERESA A
97301 AMY DRIVE
YULEE, FL 32097

2024

44-3N-28-5300-0009-0000



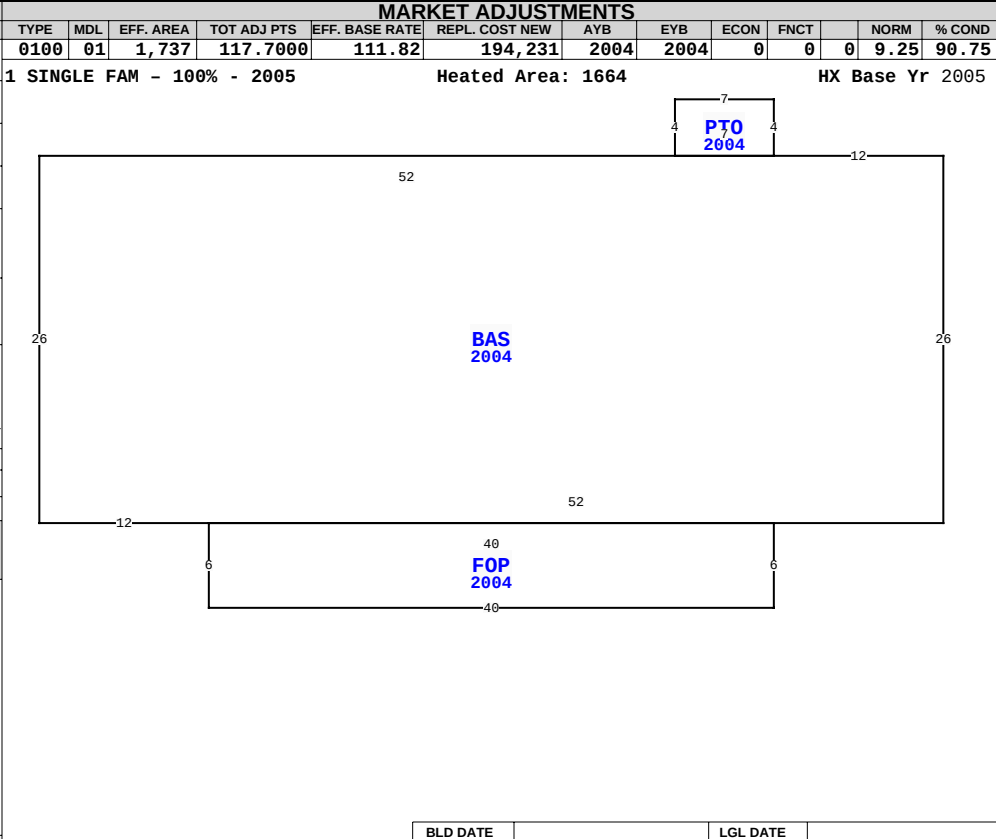
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,664	100	1,664	168,857
FOP	240	30	72	7,306
PTO	28	5	1	102
TOTALS	1,932		1,737	176,265

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0810	CONCRETE A	0 100	20	15	300.00	SF	6.50	6.50	100	2004	2004	3	84

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00



97301 AMY DR, YULEE	BLD DATE		LGL DATE	06/20/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		185,293	
TOTAL MARKET OB/XF VALUE		1,638	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		266,931	
SOH/AGL Deduction		140,862	
ASSESSED VALUE		126,069	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		76,069	
TOTAL JUST VALUE		266,931	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,770	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15660	ELEC OTHER	1,000	09/01/2005
R08123	REPAIR/RRF	1,000	08/01/2005
B15901	ADDITION	19,000	08/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1592/0890	11/06/2008	QC	U	I	01	100	
GRANTOR: LIGHTSEY KELLY L & TH							
GRANTEE: LIGHTSEY THERESA A							
0556/0854	11/08/1988	WD	Q	V		13,300	
GRANTOR: SHEFFIELD WILLIAM F							
GRANTEE: LIGHTSEY KELLY & T							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2004] W12 PT0=[YR=2004] N4 W7 S4 E7\$ W52 S26 E12 FOP=[YR=2004] S6 E40 N6 W40\$ E52 N26\$.														

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floor	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	576	100
TOTALS	576	576 9,028

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	576	60.5000	21.18	12,200	2005	2005	0	0	26.00	74.00
2 GARAGE RES - 100% - 2005						Heated Area: 576		HX Base Yr 2005			
24 24 24 24 BAS 2005											
				BLD DATE				LGL DATE			