LOT 15 R787908 & R787909
IN OR 546 PG 68
PINE RIDGE PB 5/143

BENTLEY STEVEN
97413 AMY DRIVE
YULEE, FL 32097

2024

44-3N-28-5300-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

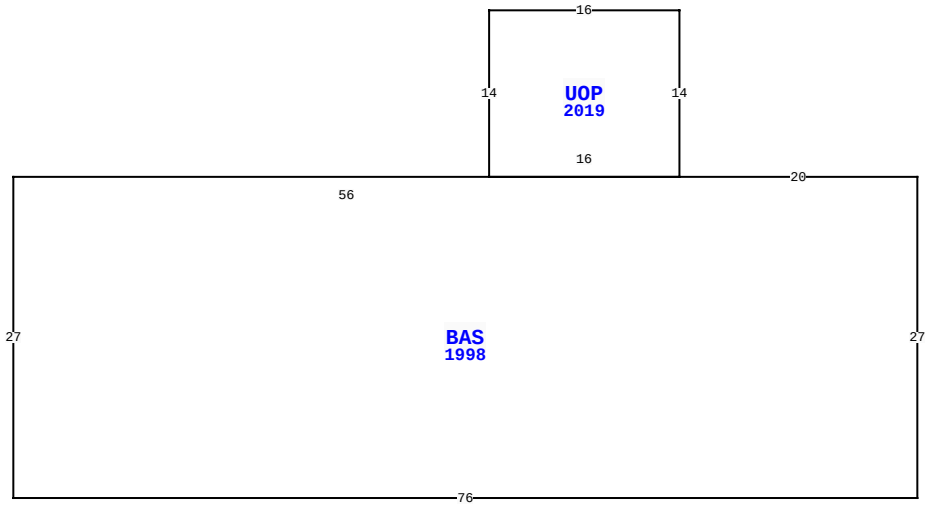
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	83,616
UOP	224	25	56	2,282
TOTALS	2,276		2,108	85,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,108	129.3600	97.02	204,518	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 0 Heated Area: 2052 HX Base Yr



97413 AMY DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		85,898
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		168,733
SOH/AGL Deduction		84,982
ASSESSED VALUE		83,751
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		33,751
TOTAL JUST VALUE		168,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982070	MH MOVE-ON	0	05/01/1998
7233	MH MOVE-ON	18,000	04/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0546/0068	6/23/1988	WD	Q	V		13,900
GRANTOR: STONE JIMMY C						
GRANTEE: BENTLEY STEVEN						
0538/0632	3/11/1988	FS	U	V		100
GRANTOR: STONE & MOODY						
GRANTEE: STONE JIMMY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 UOP=[YR=2019] N14 W16 S14 E16$ W56 S27 E76 N27 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/27/2020 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS