LOT 17
IN OR 1465/321
R673062 & R673063

DAVIS ROBERT M & VERONICA B
36841 PINE STREET
HILLIARD, FL 32046

**2024**

**44-3N-28-5300-0017-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

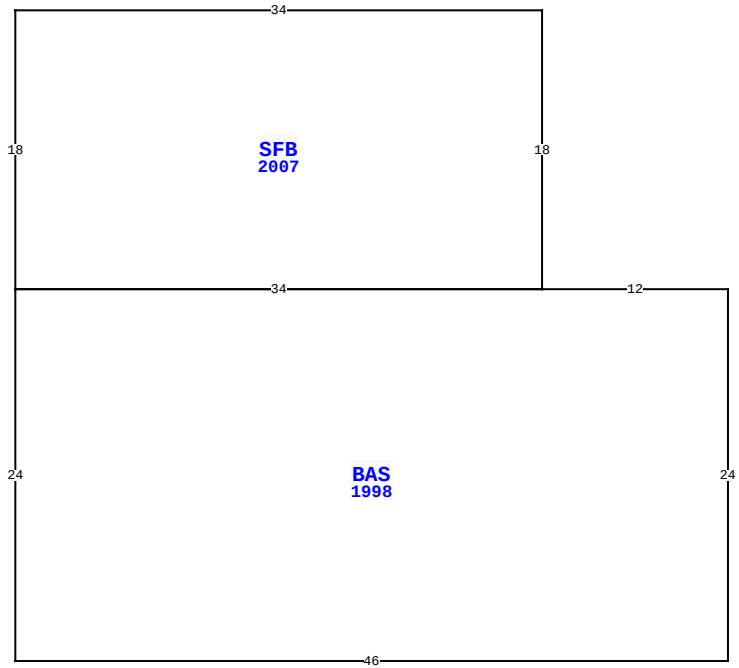
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 70 |
| Roof Cover | 12 | MODULAR MT 30 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 80 |
| Interior Floo | 07 | CORK/VTILE 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 | | 0 100 |
| 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 | 1,104 | 100 | 1,104 | 29,583 |
| SFB | 612 | 80 | 490 | 13,130 |
| TOTALS | 1,716 | | 1,594 | 42,713 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,594 | 127.6000 | 89.32 | 142,376 | 1988 | 1988 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1594 HX Base Yr




97398 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 | 51,507 |
| TOTAL MARKET OB/XF VALUE | 4,636 |
| TOTAL LAND VALUE - MARKET | 81,600 |
| TOTAL MARKET VALUE | 137,743 |
| SOH/AGL Deduction | 46,208 |
| ASSESSED VALUE | 91,535 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 91,535 |
| TOTAL JUST VALUE | 137,743 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 135,035 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7290 | MH MOVE-ON | 20,000 | 05/20/1988 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1465/0321 | 12/12/2006 | WD | Q | V | | 75,000 |
| GRANTOR: WYLIE ROBERT F JR | | | | | | |
| GRANTEE: DAVIS ROBERT M & VE | | | | | | |
| 0536/0516 | 2/09/1988 | WD | Q | V | | 14,000 |
| GRANTOR: SHEFFIELD W F | | | | | | |
| GRANTEE: WYLIE ROBERT F JR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1998] W12 SFB=[YR=2007] N18 W34 S18 E34$ W34 S24 E46 N24$.

### 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 | 0 | 42 | 22 | 924.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 70 | 4,204 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 8 | 12 | 96.00 | SF | 10.00 | 10.00 | 100 | 2010 | 2010 | 3 | 45 | 432 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,636

| 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 | 0 | | OR | 0.00 | 0.00 | 1.02 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 81,600 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.02 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 08/06/2024 BY SYS

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## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 80 |
| Interior Wall | 02 | WALL BD/WD 20 |
| Interior Floo | 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 | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

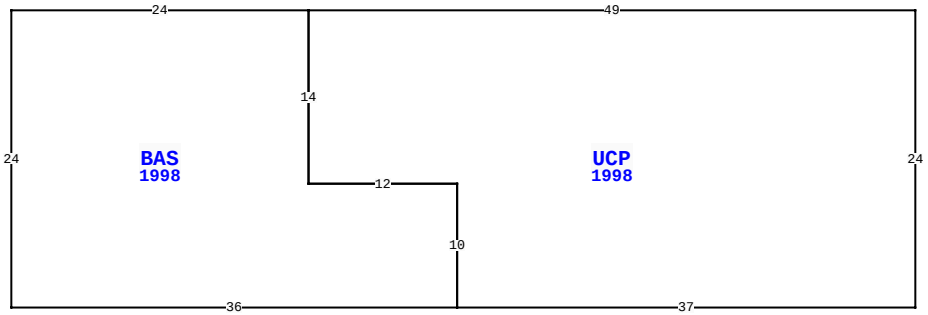
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 696 | 100 | 696 | 6,748 |
| UCP | 1,056 | 20 | 211 | 2,046 |
| TOTALS | 1,752 | | 907 | 8,794 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 907 | 55.4040 | 19.39 | 17,587 | 1995 | 1995 | 0 | 0 | 0 | 50.00 | 50.00 |

2 GARAGE RES – 0% - 0 Heated Area: 696 HX Base Yr




97398 AMY DR, YULEE

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| BLD DATE | | LGL DATE | |
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| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 91,535 |
| TOTAL JUST VALUE | 137,743 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 135,035 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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### SALES DATA

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|---|---|---|---|---|---|---|
| 1465/0321 | 12/12/2006 | WD | Q | V | | 75,000 |
| GRANTOR: WYLIE ROBERT F JR | | | | | | |
| GRANTEE: DAVIS ROBERT M & VE | | | | | | |
| 0536/0516 | 2/09/1988 | WD | Q | V | | 14,000 |
| GRANTOR: SHEFFIELD W F | | | | | | |
| GRANTEE: WYLIE ROBERT F JR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

UCP=[YR=1998] W49 BAS=[YR=1998] W24 S24 E36 N10 W12 N14$ S14 E12 S10 E37 N24$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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