LOT 26
IN OR 2221/286
R359728 & R359729

HODGES RACHEL A L/E/
97134 AMY DRIVE
YULEE, FL 32097

2024

44-3N-28-5300-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

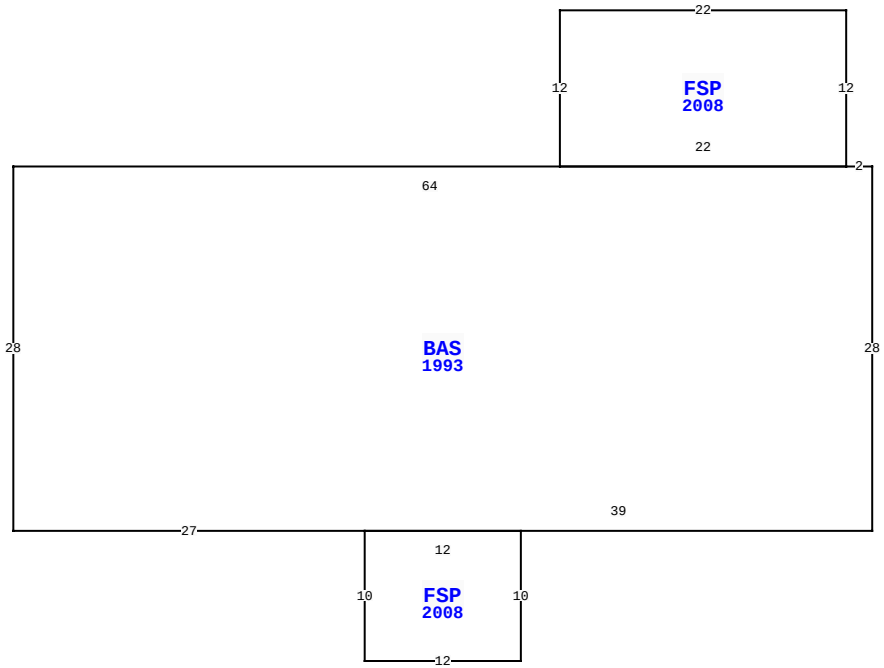
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,848	100	1,848	50,029
FSP	120	60	72	1,949
FSP	264	60	158	4,277
TOTALS	2,232		2,078	56,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,078	128.9200	90.24	187,519	1988	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1989 Heated Area: 1848 HX Base Yr 1989



97134 AMY DR, 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		56,256
TOTAL MARKET OB/XF VALUE		21,194
TOTAL LAND VALUE - MARKET		82,400
TOTAL MARKET VALUE		159,850
SOH/AGL Deduction		96,904
ASSESSED VALUE		62,946
TOTAL EXEMPTION VALUE	HX HB SL WX	62,946
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		159,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21713	SCRN ENCLOSURE	6,000	07/01/2008
B0616873	XFOB	5,000	12/01/2006
B0617073	CARPORT	1,882	12/01/2006
7595	ADDITION	1,020	10/10/1991
6252	REMODEL	2,100	01/25/1990
6252	REMODEL	2,100	01/25/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2221/0286	8/29/2018	LE	U	I	11	100
GRANTOR: HODGES RACHEL A & LAR						
GRANTEE: BUSBEE MILLIE DEANN						
0800/1966	7/24/1997	QC	U	I	01	100
GRANTOR: HODGES RACHEL						
GRANTEE: HODGES RACHEL & LAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FSP=[YR=2008] N12 W22 S12 E22$ W64 S28 E27
FSP=[YR=2008] S10 E12 N10 W12$ E39 N28$.

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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	20.10	20.10	100	1987	1987	3	20	804	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	1987	1987	3	20	482	
3	0812	CONCRETE C	0	100	0	0	2,600.00	SF	4.00	4.00	100	2006	2006	3	87	9,048	
4	0510	GARAGE WD-	0	100	26	24	624.00	SF	35.00	35.00	100	2006	2006	3	44	9,610	
5	0351	CARPORT MT	0	100	34	14	476.00	SF	7.50	7.50	100	2008	2008	3	35	1,250	

LAND DESCRIPTION

TOTAL OB/XF 21,194

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		OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	80,000.00	80,000.00	82,400							

REVIEW DATE 11/05/2019 BY KWA Total Acres: 1.03 Total Land Value: 82,400 Market: 0 Agricultural: 0 Common: 82,400 PRINTED 08/06/2024 BY SYS