PT MARGARET O'NEIL GRANT
SEC 45-3N-28E & PT GOVT LOT 5
OF SEC 38-3N-28E IN OR 54/235,

KEY GERALD W & EVA A
96076 FALLING OAKS DRIVE
YULEE, FL 32097

**2024**

**45-3N-28-0000-0003-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 01 | NONE 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 | 03 | Quality Level 03 |

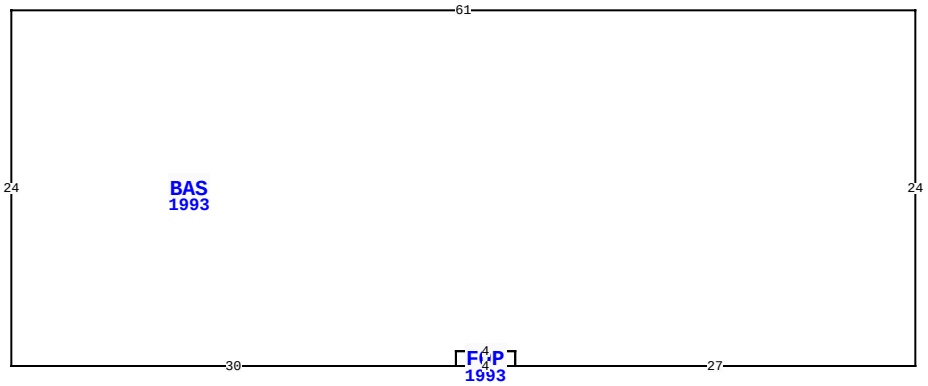
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,460 | 100 | 1,460 | 30,098 |
| FOP | 4 | 30 | 1 | 21 |
| TOTALS | 1,464 | | 1,461 | 30,118 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,461 | 117.8000 | 82.46 | 120,474 | 1976 | 1976 | 0 | 0 | 5 | 70.00 | 25.00 |

1 M/H 93- – 100% - 0 Heated Area: 1460 HX Base Yr




96076 FALLING OAKS DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 30,118 |
| TOTAL MARKET OB/XF VALUE | | 2,202 |
| TOTAL LAND VALUE - MARKET | | 324,072 |
| TOTAL MARKET VALUE | | 356,392 |
| SOH/AGL Deduction | | 291,528 |
| ASSESSED VALUE | | 64,864 |
| TOTAL EXEMPTION VALUE | HX HB | 39,792 |
| BASE TAXABLE VALUE | | 25,072 |
| TOTAL JUST VALUE | | 356,392 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 354,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8184 | TEMP POLE | 0 | 05/19/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1546/1952 | 1/17/2008 | QC | U | I | 01 | 100 |

GRANTOR: HUGHES ADRIA A ETAL &
GRANTEE: KEY GERALD W & EVA

| | | | | | | |
|---|---|---|---|---|---|---|
| 1172/1131 | 9/09/2003 | PR | U | V | 24 | 100 |

GRANTOR: ANDERSON MARY LOUISE
GRANTEE: HUGHES ADRIA A ETAL

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W61 S24 E30 FOP=[YR=1993] E4 N1 W4S1$ N1 E4 S1 E27 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 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 16 | 384.00 | SF | 22.50 | 22.50 | 100 | 2005 | 2005 | 3 | 24 | 2,074 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 8 | 8 | 64.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 128 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,202

| 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 | 000116 | C | SFR MARSH | 100 | | RSF-1 | 150.00 | 640.00 | 2.40 | AC | | 1.00 | 1.00 | 1.00 | 135,000.00 | 135,000.00 | 324,000 | | | | | | | |
| 2 | 009500 | C | SUBMERGED | 0 | | RSF-1 | 0.00 | 0.00 | 2.89 | AC | | 1.00 | 1.00 | 1.00 | 25.00 | 25.00 | 72 | | | | | | | |

REVIEW DATE 01/19/2023 BY DJA Total Acres: 5.29 Total Land Value: 324,072 Market: 0 Agricultural: 0 Common: 324,072 PRINTED 08/06/2024 BY SYS