OR 114/791 & OR 187/519

ALBERT ROY WAYNE
96083 OPAL AVE
YULEE, FL 32097

2024

45-3N-28-0000-0003-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

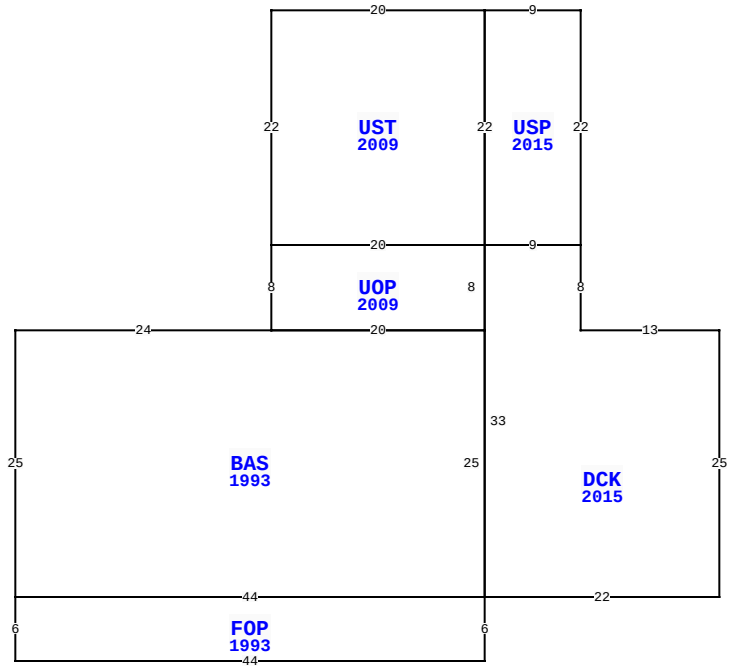
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1,100	103,243
DCK	622	10	62	5,820
FOP	264	30	79	7,414
UOP	160	20	32	3,004
USP	198	30	59	5,537
UST	440	45	198	18,584
TOTALS	2,784		1,530	143,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,530	120.4875	114.46	175,124	1980	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 0 Heated Area: 1100 HX Base Yr



96083 OPAL AVE, YULEE

BLD DATE	02/17/2010 RK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		143,602
TOTAL MARKET OB/XF VALUE		4,998
TOTAL LAND VALUE - MARKET		151,224
TOTAL MARKET VALUE		299,824
SOH/AGL Deduction		190,477
ASSESSED VALUE		109,347
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		59,347
TOTAL JUST VALUE		299,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22563	XFOB	18,000	06/01/2009
R11920	REPAIR/RRF	1,000	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0114/0791	1/01/1971	TA	U	V		1,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2015] W9 UST=[YR=2009] W20 S22 UOP=[YR=2009] S8
BAS=[YR=1993] W24 S25 FOP=[YR=1993] S6 E44 N6 W44 $ E44
DCK=[YR=2015] E22 N25 W13 N8 W9 S33 $ N25 W20$ E20 N8 W20$
E20 N22 $ S22 E9 N22$.

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	1980	1980	3	46.5	1,628	
2	0810	CONCRETE A	0	100	24	24	576.00	SF	6.50	6.50	100	2009	2009	3	90	3,370	

LAND DESCRIPTION

TOTAL OB/XF 4,998

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	125.00	600.00	1.12	AC		1.00	1.00	1.00	135,000.00	135,000.00	151,200							
2	009500	C	SUBMERGED	0		RSF-1	0.00	0.00	0.98	AC		1.00	1.00	1.00	25.00	25.00	24							

REVIEW DATE 01/19/2023 BY DJA Total Acres: 2.10 Total Land Value: 151,224 Market: 0 Agricultural: 0 Common: 151,224 PRINTED 08/06/2024 BY SYS