

TOULOUSE LIONEL O JR & CECILIA
96105 OPAL AVE
YULEE, FL 32097

45-3N-28-0000-0003-0030

BUILDING CHARACTERISTICS

ELEMENT

CD

Exterior Wall

05 AVERAGE 100

Roof Structur

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

13 LVT/LAMNT 50

Interior Floo

14 CARPET 50

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

4 100

Bathrooms

2 100

Frame

02 WOOD FRAME 100

Stories

0 0 100

Units

0 100

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

1,674

100

1,674

58,758

UOP

225

25

56

1,966

TOTALS

1,899

1,730

60,723

EXTRA FEATURES

L N

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

1243

WD DECK F

0 100

17

8

136.00

SF

8.00

8.00

100

1990

1990

3

20

218

2

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1997

1997

3

80

2,800

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

RSF-1

0.00

0.00

0.76

AC

1.00

1.00

1.25

80,000.00

100,000.00

76,000

REVIEW DATE

01/19/2023

BY

DJA

Total Acres:

0.76

Total Land Value:

76,000

Market:

0

Agricultural:

0

Common:

76,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,730

117.0000

87.75

151,808

1997

1997

0

0

0 60.00

40.00

1 M/H 94+ - 100% - 2017

Heated Area: 1674

HX Base Yr 2017

UOP

2008

BAS

1997

BLD DATE

02/23/2009

RK

LGL DATE

06/20/2023

MLU

XF DATE

02/23/2009

RK

LAND DATE

INC DATE

AG DATE

GRANTOR: MCG HOMES III LLC

GRANTEE: TOULOUSE LIONEL O J

1963/1415

2/17/2015

QC

U

I

11

100

GRANTOR: LSG HOMES LLC

GRANTEE: MCG HOMES III LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W47 UOP=[YR=2008] N15 W15 S15 E15\$ W15 S27 E62 N27 \$.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

60,723

TOTAL MARKET OB/XF VALUE

3,018

TOTAL LAND VALUE - MARKET

76,000

TOTAL MARKET VALUE

139,741

SOH/AGL Deduction

63,301

ASSESSED VALUE

76,440

TOTAL EXEMPTION VALUE

50,000

BASE TAXABLE VALUE

26,440

TOTAL JUST VALUE

139,741

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

138,562

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U / I

V I / I

RSN CD

SALE PRICE

2024/0194

1/19/2016

WD Q

Q

I

01

95,000

PERMIT NUM

DESCRIPTION

AMT

ISSUED

961501

MH MOVE-ON

0

09/01/1996