LOT 19
IN OR 959/923
FLHMLCF157522585A &

STEVENS SHAWN
97027 TOPAZ COURT
YULEE, FL 32097

2024

48-3N-28-0130-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

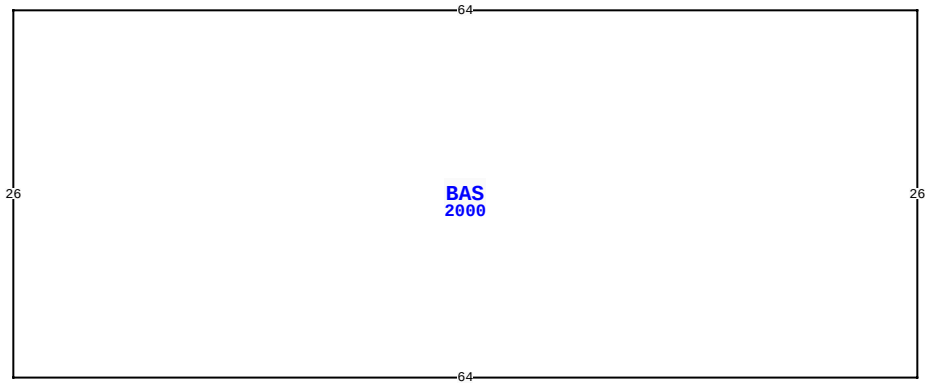
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	76,406
TOTALS	1,664		1,664	76,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,664	133.1000	99.82	166,100	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2001 Heated Area: 1664 HX Base Yr 2001



97027 TOPAZ CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		76,406
TOTAL MARKET OB/XF VALUE		5,277
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		156,683
SOH/AGL Deduction		89,898
ASSESSED VALUE		66,785
TOTAL EXEMPTION VALUE	HX HB	41,785
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		156,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH03322	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0959/0923	11/27/2000	WD	U	I	13	30,300
GRANTOR: KENDALE INC						
GRANTEE: STEVENS SHAWN						
0916/0295	1/20/2000	WD	U	V	06	100
GRANTOR: NASCO PROPERTIES INC						
GRANTEE: SCOTT JOHN P & FRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W64 S26 E64 N26 $.

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	0811	CONCRETE B	0	100	0	0	1,191.00	SF	5.20	5.20	100	2000	2000	3	79	4,893	
2	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	2005	2005	3	24	384	

LAND DESCRIPTION

TOTAL OB/XF 5,277

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS