LOT 20 IN OR 966/1365
BENCHMARK GLEN REPLAT PB 6/168

FREEMAN JOEY
97006 TOPAZ COURT
YULEE, FL 32097

2024

48-3N-28-0130-0020-0000

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	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
Quality	03	Quality Level 03

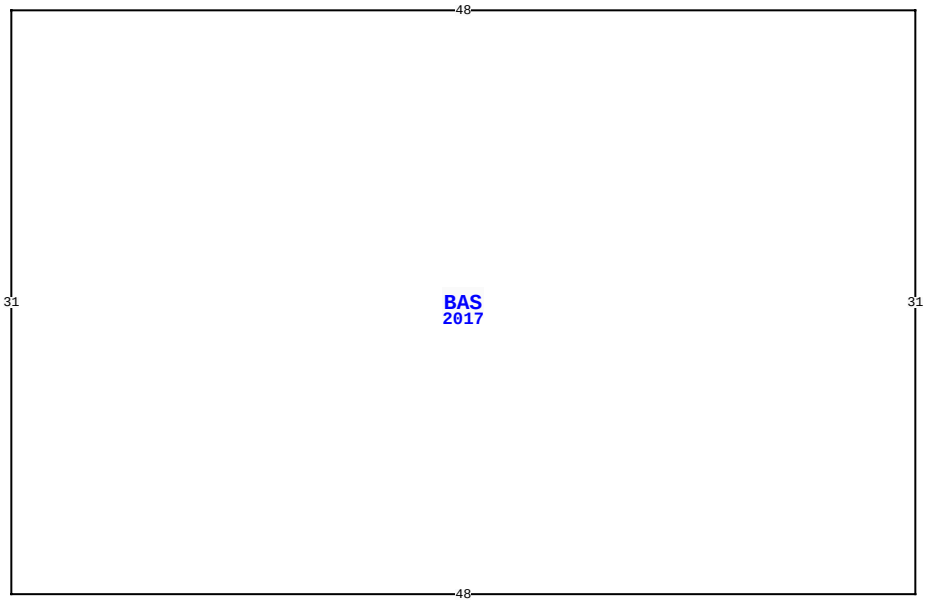
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	60,166
TOTALS	1,488		1,488	60,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,488	117.2000	87.90	130,795	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1488 HX Base Yr



97006 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	60,166
TOTAL MARKET OB/XF VALUE	6,415
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	141,581
SOH/AGL Deduction	37,616
ASSESSED VALUE	103,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,965
TOTAL JUST VALUE	141,581
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH03228	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0966/1365	1/16/2001	WD	U	I	11	104,500
GRANTOR: BOSHNETT PAUL D						
GRANTEE: FREEMAN JOEY						
0959/0902	11/27/2000	WD	U	I	13	30,500
GRANTOR: KENDALE INC						
GRANTEE: BOSHNETT PAUL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W48 S31 E48 N31$.

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	0	0	0	1,325.00	SF	5.20	5.20	100	2000	2000	3	79	5,443	
2	0940	SHEDS/PORT	0	0	18	18	324.00	SF	15.00	15.00	100	2000	2000	3	20	972	

LAND DESCRIPTION

TOTAL OB/XF 6,415

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

REVIEW DATE 02/23/2024 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS