

CASE #11-CP-14 OR 1787/763
PARCELS 16-11 & 21-7
1985 HYAT DW/MH

HATTON LYNNWOOD
96117 CONNER LANE
YULEE, FL 32097

2024

50-3N-28-0000-0016-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,542	100	1,542	70,273
FEP	144	80	115	5,241
UGR	506	45	228	10,390

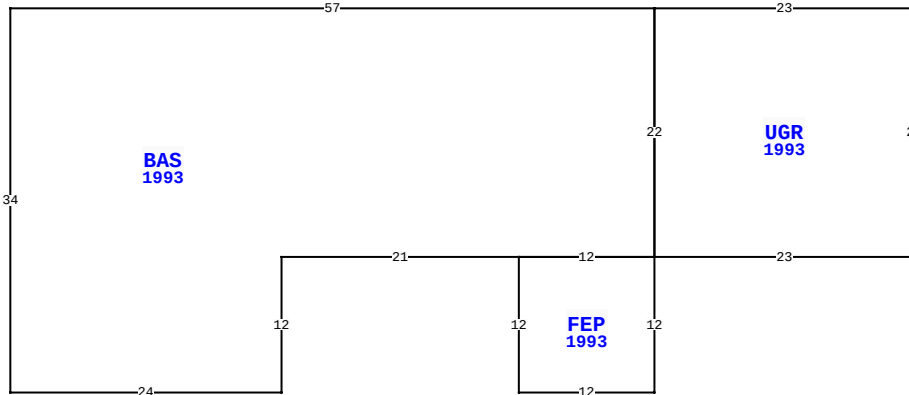
TOTALS	2,192		1,885	85,904
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	15	15	225.00	SF	30.00	30.00	100	1980
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
3	0681	POLE SHED	0 100	60	20	1,200.00	SF	7.50	7.50	100	1973

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0008	RSF-1	0.00	0.00	2.00	AC	

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,885	107.8000	102.41	193,043	1973	1973	0	0	30	25.50	44.50
1 SINGLE FAM - 100% - 2012 Heated Area: 1542 HX Base Yr 2012												



96117 CONNER LN, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/20/2023 MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		126,707	
TOTAL MARKET OB/XF VALUE		4,778	
TOTAL LAND VALUE - MARKET		136,000	
TOTAL MARKET VALUE		267,485	
SOH/AGL Deduction		125,794	
ASSESSED VALUE		141,691	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		91,691	
TOTAL JUST VALUE		267,485	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		261,738	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963124	ADDITION	1,176	07/01/1996
B93-389	XFOB	0	07/01/1993
7172	XFOB	4,700	04/19/1991
7334	MH MOVE-ON	18,900	06/16/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0534/0437	12/31/1987	WD	Q	I		61,500
GRANTOR: WATKINS TERRY & E C						
GRANTEE: HATTON WAYNE & EVA						
0463/0194	8/01/1985	WD	Q	I		61,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W23 BAS=[YR=1993] W57 S34 E24 N12 E21											
FEP=[YR=1993] S12 E12 N12 W12 \$ E12 N22 \$ S22 E23 N22 \$.											

TOTAL OB/XF											
4,778											

Market:	0
Agricultural:	0
Common:	136,000

PRINTED 08/06/2024 BY SYS

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