PT WILLIAM G CHRISTOPHER
DONATION SEC 50-3N-28E
IN OR 2233/1968

HENDRIX JANICE
97259 LAFFITES WAY
YULEE, FL 32097

2024

50-3N-28-0000-0035-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

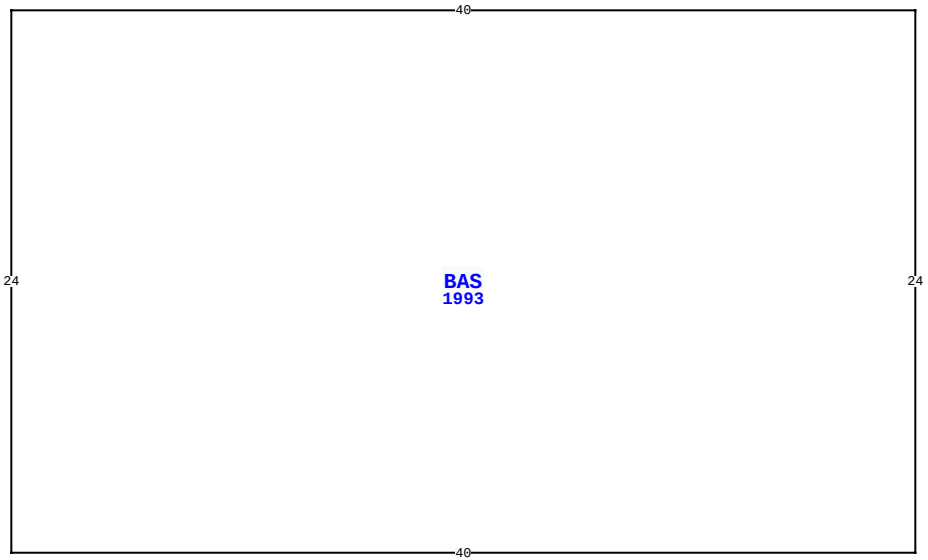
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	23,023
TOTALS	960		960	23,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	114.2000	79.94	76,742	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



96151 CONFEDERATE OAKS DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,023
TOTAL MARKET OB/XF VALUE	245
TOTAL LAND VALUE - MARKET	72,000
TOTAL MARKET VALUE	95,268
SOH/AGL Deduction	33,649
ASSESSED VALUE	61,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,619
TOTAL JUST VALUE	95,268
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
962941	CHNGE SRVC	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2233/1968	8/31/2018	WD	U	I	11	100
GRANTOR: CHAPMAN GREGORY W & A						
GRANTEE: HENDRIX KIRBY & JAN						
0746/0483	12/13/1995	QC	U	I	01	19,500
GRANTOR: CHAPMAN GREGORY W & A						
GRANTEE: CHAPMAN GREGORY W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E40 N24$.

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	0751	UOP	0	0	6	6	36.00	SF	10.00	10.00	100	2012	2012	3	68	245	

LAND DESCRIPTION

TOTAL OB/XF 245

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		RMH	0.00	0.00	1.00	AC		1.00	1.00	0.90	80,000.00	72,000.00	72,000							

REVIEW DATE 06/05/2024 BY KBA Total Acres: 1.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/06/2024 BY SYS