PT WILLIAM G CHRISTOPHER
DONATION SEC 50-3N-28E IN
OR 1615/1851,OR 1615/1849 &

CABRERA VICKY HENDERSON
PO BOX 311
PAPAIKOU, HI 96781

2024

50-3N-28-0000-0037-0000

BUILDING CHARACTERISTICS

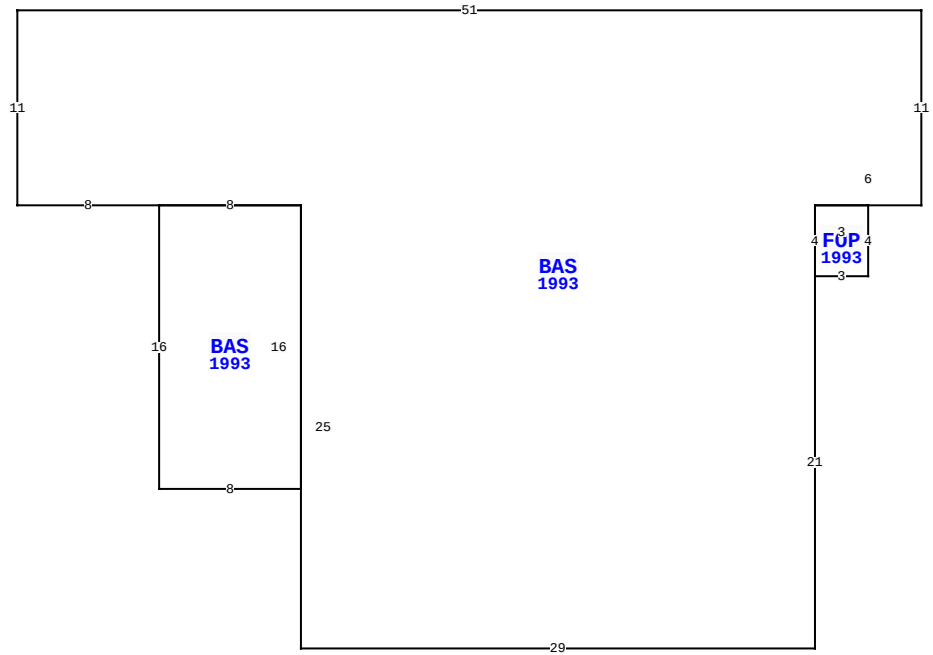
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	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
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	128	100	128	3,153
BAS	1,286	100	1,286	31,678
FOP	12	30	4	98
TOTALS	1,426		1,418	34,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,418	117.3000	82.11	116,432	1960	1970	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1414 HX Base Yr



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

96027 FREEMAN RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,930
TOTAL MARKET OB/XF VALUE	8,258
TOTAL LAND VALUE - MARKET	77,040
TOTAL MARKET VALUE	120,228
SOH/AGL Deduction	35,602
ASSESSED VALUE	84,626
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,626
TOTAL JUST VALUE	120,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7417	NEW CONSTR	400	05/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1615/1851	4/21/2009	QC	U	I	11	100
GRANTOR: JONES VICKY H REYNOLD						
GRANTEE: CABRERA VICKY HENDE						
0513/0350	3/19/1987	WD	U	I		2,500
GRANTOR: PECK AUDREY						
GRANTEE: HENDERSON VICKY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 S11 E8 BAS=[YR=1993] S16 E8 N16 W8 $ E8 S25 E29N21 FOP=[YR=1993] E3 N4 W3 S4 $ N4 E6 N11 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
2	0510	GARAGE WD-	0	0	44	12	528.00	SF	35.00	35.00	100	1979	1979	3	20	3,696	
3	0810	CONCRETE A	0	0	0	0	575.00	SF	6.50	6.50	100	1992	1992	3	64	2,392	

LAND DESCRIPTION

TOTAL OB/XF 8,258

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		RSF-1	0.00	0.00	1.07	AC		1.00	1.00	0.90	80,000.00	72,000.00	77,040							

REVIEW DATE 01/12/2023 BY DJA Total Acres: 1.07 Total Land Value: 77,040 Market: 0 Agricultural: 0 Common: 77,040 PRINTED 08/06/2024 BY SYS