

GILLMER LARRY E & SHAREN A L/E/
96109 GROOVER LANE
YULEE, FL 32097

50-3N-28-0000-0047-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		16	WD FR STUC 90		0820	02	1,550	114.0000	79.80	123,690	1975	1985	0	0	0	70.00	30.00	VALUATION BY											
Exterior Wall		05	AVERAGE 10		1 M/H 93- - 100% - 2002													Heated Area: 1488											
Roof Structur		03	GABLE/HIP 100															HX Base Yr 2002											
Roof Cover		03	COMP SHNGL 90																										
Roof Cover		12	MODULAR MT 10																										
Interior Wall		04	PLYWOOD 50																										
Interior Wall		05	DRYWALL 50																										
Interior Floo		14	CARPET 90																										
Interior Floo		11	CLAY TILE 10																										
Air Condition		01	NONE 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																										
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	1,488	100	1,488	35,623																									
FOP	32	30	10	239																									
FST	80	65	52	1,245																									
TOTALS		1,600		1,550	37,107																								
EXTRA FEATURES					96109 GROOVER LN, YULEE																								
L N	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	0510	GARAGE WD-	0 100	20	25	500.00	SF	26.25	26.25	100	1980	1980	3	20	2,625														
2	0810	CONCRETE A	0 100	0	0	244.00	SF	6.50	6.50	100	1980	1980	3	32.5	515														
3	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000														
4	0350	CARPORT WD	0 100	17	25	425.00	SF	13.00	13.00	100	1990	1990	3	20	1,105														
5	0752	USP	0 100	14	10	140.00	SF	15.00	15.00	100	2003	2003	3	32	672														
6	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	2003	2003	3	21	756														
7	0756	FEP	0 100	16	12	192.00	SF	27.00	27.00	100	2003	2003	3	21	1,089														
LAND DESCRIPTION					TOTAL OB/XF 12,762																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	1.35	AC		1.00	1.00	0.95	80,000.00	76,000.00	102,600												