



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD\$ 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
APT	1,052	100	1,052	73,658
BAS	1,472	100	1,472	103,065
FGR	672	55	370	25,906
FOP	200	30	60	4,201
STR	80	10	8	560
UST	198	45	89	6,231

TOTALS	3,674		3,051	213,623
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	84.00	SF	6.50	6.50
2	0680	POLE SHED	0 100	0	0	380.00	SF	10.00	10.00
3	0681	POLE SHED	0 100	0	0	824.00	SF	15.00	15.00
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0008	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,051	98.0720	93.17	284,262	1950	1970	0	0	0	24.85	75.15
1 SINGLE FAM - 100% - 2024												
Heated Area: 2524												
HX Base Yr 2024												
96141 GROOVER LN, YULEE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
06/20/2023 MLU												

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	0810	CONCRETE A	0 100	0	0	84.00	SF	6.50	6.50	100	1983	1983	3	41	224	
2	0680	POLE SHED	0 100	0	0	380.00	SF	10.00	10.00	100	1992	1992	3	20	760	
3	0681	POLE SHED	0 100	0	0	824.00	SF	15.00	15.00	100	1992	1992	3	20	2,472	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	

TOTAL OB/XF												
5,486												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		213,623	
TOTAL MARKET OB/XF VALUE		5,486	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		294,109	
SOH/AGL Deduction		39,587	
ASSESSED VALUE		254,522	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		204,522	
TOTAL JUST VALUE		294,109	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,115	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983399	H/AC	0	10/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2655/1074	7/07/2023	WD	U	I	37
GRANTOR: BLAYNEY MARK & AMANDA					
GRANTEE: VALENTINE DAWN MICH					
0825/1387	3/11/1998	WD	Q	I	
GRANTOR: COMBS WAYNE H & KAREN					
GRANTEE: BLAYNEY MARK & AMAN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W24 BAS=[YR=1993] W10 S4 UST=[YR=1993] W22 S9 E22 N9 \$ S9 W45 S24 E33 S1 E1 FOP=[YR=1993] S10 E20 N10 W20\$ E21 N38\$ S28 E24 N28\$ PTR=E20 APT=[YR=1993] E34 S14 STR=[YR=1993] E4 S10 E6 S4 W10 N14\$ S14 W24 S10 W10 N38\$W20\$.									