PT GOVT LOT 2 OF SEC 7-3N-26E
IN OR 1926/31 & ESMT IN
OR 277/421

MASON OTIS & MARIE C
67928 AMOS WHITE RD
YULEE, FL 32097

2025

07-3N-26-0000-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo		N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
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

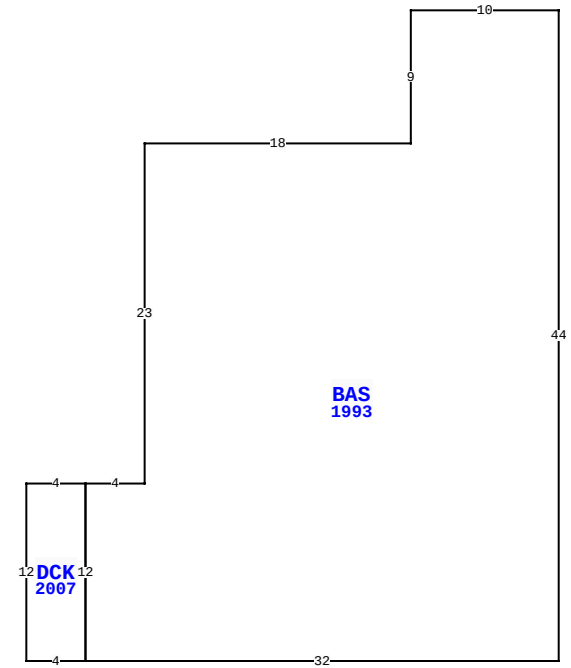
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100	1993	1,118	119,670
DCK	48	10	2007	5	535
TOTALS	1,166			1,123	120,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,123	114.4800	114.48	128,561	1960	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1118 HX Base Yr 2016



67928 AMOS WHITE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		120,205
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		4,950
TOTAL MARKET VALUE		125,155
SOH/AGL Deduction		17,299
ASSESSED VALUE		107,856
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,134
TOTAL JUST VALUE		125,155
NCON VALUE		71,651
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-0725	REPLACE ALL WINDO	66,213	01/22/2024
V23-16250	REPLACE SIDING	13,608	12/20/2023
B20676	DEMOLITION	150	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1926/0031	6/30/2014	QC	U	I	11	100
GRANTOR: MASON GLORIA						
GRANTEE: MASON OTIS & MARIE						
1045/0837	3/25/2002	QC	Q	I	01	100
GRANTOR: MASON GRACIE MAE						
GRANTEE: MASON GLORIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 S9 W18 S23 W4 DCK=[YR=2007] W4 S12 E4 N12$S12 E32 N44$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	0.11	AC		1.00	1.00	1.00	45,000.00	45,000.00	4,950							

REVIEW DATE 05/09/2024 BY TW Total Acres: 0.11 Total Land Value: 4,950 Market: 0 Agricultural: 0 Common: 4,950 PRINTED 07/30/2025 BY SYS