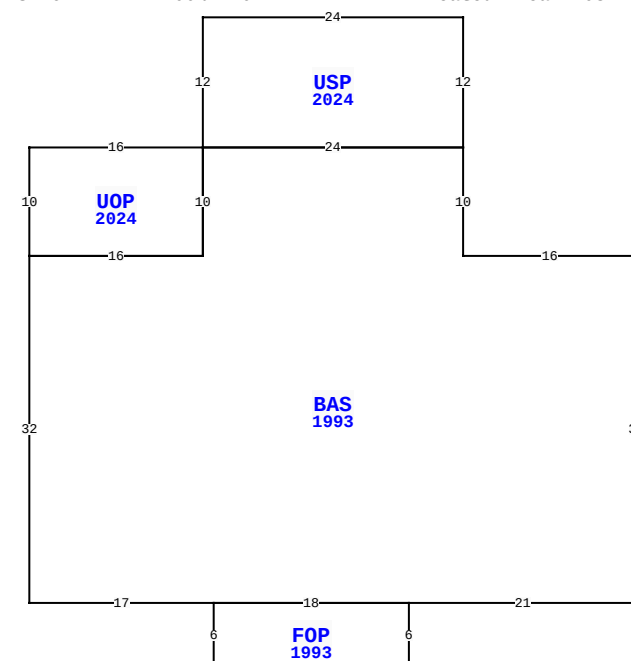


CONVERSE CHARLES E & AMY M
97094 CONVERSE LANE
YULEE, FL 32097

2025



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION						VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	17	CB STUCCO 100				0100	01	2,182	112.5040	112.50	245,475	1978	1983		0		0	20.50	79.50	4															
Roof Structur	03	GABLE/HIP 100				1 SINGLE FAM - 100% - 0										Heated Area: 2032										HX Base Yr 1988									
Roof Cover	12	MODULAR MT 100																																	
Interior Wall	05	DRYWALL 100																																	
Interior Floo	11	CLAY TILE 60																																	
Interior Floo	14	CARPET 40																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms		2 100																																	
Bathrooms		2 100																																	
Frame	03	MASONRY 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		5000 IMPROVED AG																																	
MAP NUM						MKT AREA				04																									
NEIGHBORHOOD/LOC		4031.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,032	100	1993	2,032	181,737																														
FOP	108	30	1993	32	2,862																														
UOP	160	20	2024	32	2,862																														
USP	288	30	2024	86	7,692																														
TOTALS		2,588				2,182		195,153																											
EXTRA FEATURES						97094 CONVERSE 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	1242	WD DECK A	0 100	0	0	160.00	SF	10.00	10.00	100	1980	1980	3	20	320																				
2	0681	POLE SHED	0 100	40	24	960.00	SF	15.00	15.00	100	1985	1985	3	20	2,880																				
3	0350	CARPOT WD	0 100	29	5	145.00	SF	6.50	6.50	100	1989	1989	3	20	189																				
4	0861	POOL GUNIT	0 100	0	0	400.00	SF	85.00	85.00	100	1997	1997	3	20	6,800																				
5	0812	CONCRETE C	0 100	0	0	3,500.00	SF	4.00	4.00	100	2005	2005	3	84	11,760																				
6	0510	GARAGE WD-	0 100	24	20	480.00	SF	35.00	35.00	100	2000	2000	3	27	4,536																				
7	0680	POLE SHED	0 100	50	16	800.00	SF	10.00	10.00	100	2019	2019	3	87	6,960																				
LAND DESCRIPTION						TOTAL OB/XF										33,445																			
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	005000	C	AGRICULTURAL	100	0008	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000																		
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	1.82	AC		1.00	1.00	1.00	370.00	370.00	673																		
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.82	AC		1.00	0.90	0.90	85,000.00	76,500.00	139,230																		
REVIEW DATE 07/17/2024 BY KWA Total Acres: 3.82 Total Land Value: 170,673 Market: 139,230 Agricultural: 673 Common: 170,000 PRINTED 07/30/2025 BY SYS																																			

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