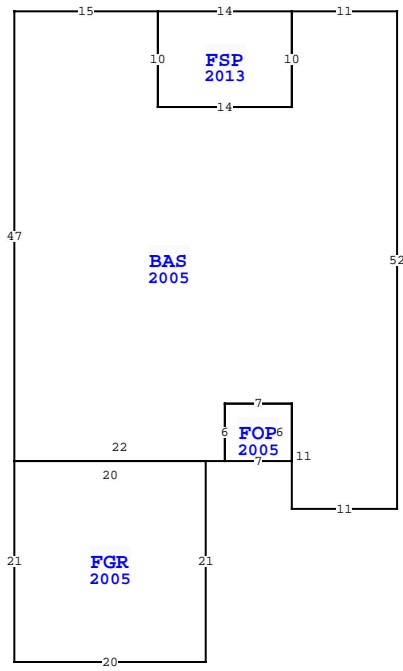




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05		AVERAGE	80	
Exterior Wall	21		STONE	20	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			2	100	
Frame	02		WOOD FRAME	100	
Stories	1.		1.	100	
Units			0	100	
Occupancy	00		NONE	100	
Quality	04		Quality Level	04	
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	04	
NEIGHBORHOOD/LOC	4038.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,753	100	2005	1,753	189,620
FGR	420	55	2005	231	24,987
FOP	42	30	2005	13	1,406
FSP	140	40	2013	56	6,058
TOTALS	2,355			2,053	222,071

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2020 Heated Area: 1753 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			222,071
TOTAL MARKET OB/XF VALUE			3,702
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			290,773
SOH/AGL Deduction			93,022
ASSESSED VALUE			197,751
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			147,029
TOTAL JUST VALUE			290,773
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15288	ELEC OTHER	2,000	07/01/2005
M09963	MECH OTHER	0	07/01/2005
P0509411	OTHER	0	05/01/2005
B14483	NEW CONSTR	130,829	02/01/2005
R07164	REPAIR/RRF	5,000	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2319/0047	11/08/2019	WD	Q	I	01	217,000
GRANTOR: PUFFENBERGER JEFFREY						
GRANTEE: MAIMONE REGINA L						
2021/1899	1/04/2016	WD	Q	I	01	177,500
GRANTOR: DUKE WILLIAM T & RITA						
GRANTEE: PUFFENBERGER JEFFREY						

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
1	0810	CONCRETE A	0	100	0	0		6.50	100	2005	2005	3	84	3,702	

96032 MORTON LN, YULEE										BLD DATE		LGL DATE		05/13/2025	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

BUILDING NOTES									
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**BUILDING DIMENSIONS**  
 BAS=[YR=2005] W11 FSP=[YR=2013] W14 S10 E14 N10\$ S10 W14 N10  
 W15 S47 FGR=[YR=2005] S21 E20 N21 W20\$ E22 FOP=[YR=2005] E7  
 N6 W7 S6\$ N6 E7 S11 E11 N52\$.

LAND DESCRIPTION										TOTAL OB/XF														
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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							