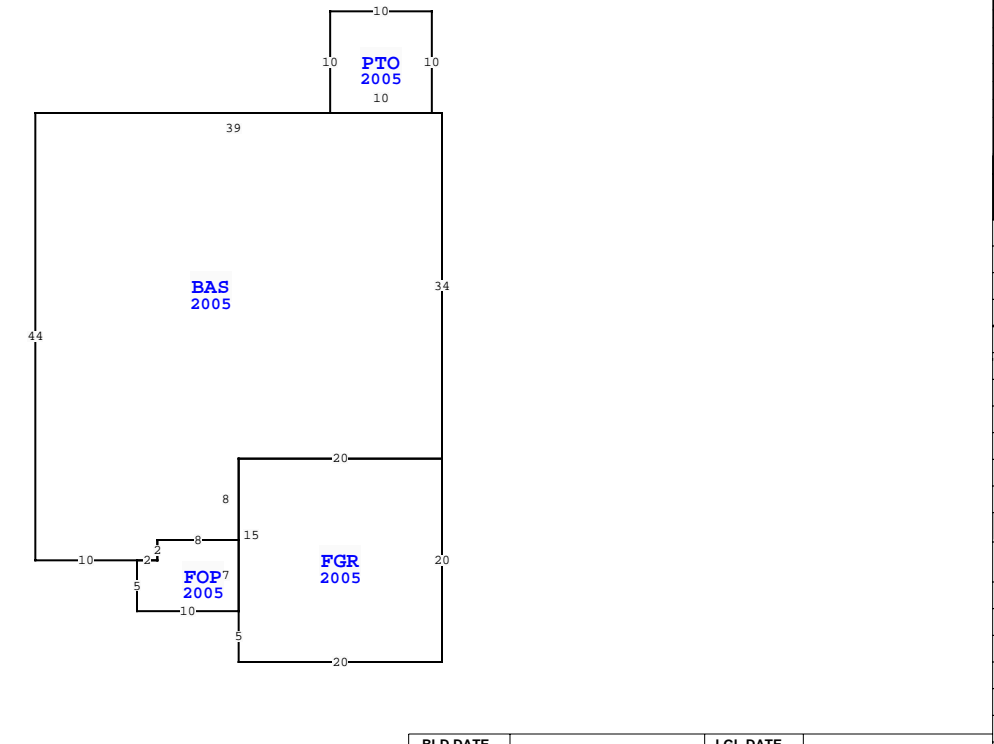




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,789	113.6100	113.61	203,248	2005	2005	0	0	0	9.28	90.72



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	1,544	100	2005	1,544	159,136
FGR	400	55	2005	220	22,675
FOP	66	30	2005	20	2,061
PTO	100	5	2005	5	515
TOTALS	2,110			1,789	184,387

96050 MORTON LN, YULEE

BLD DATE		LGL DATE	05/13/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		184,387	
TOTAL LAND VALUE - MARKET		3,145	
TOTAL MARKET VALUE		65,000	
SOH/AGL Deduction		252,532	
ASSESSED VALUE		18,043	
TOTAL EXEMPTION VALUE		234,489	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		234,489	
NCON VALUE		252,532	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		243,207	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509921	H/AC	0	06/01/2005
E0515241	ELEC OTHER	2,000	06/01/2005
P0509412	OTHER	0	05/01/2005
B14485	NEW CONSTR	113,908	02/01/2005
R07166	REPAIR/RRF	5,000	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2047/1152	5/23/2016	CT	U	I	18	116,300
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1630/1279	5/27/2009	WD	U	I	12	135,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: SELLERS DAVID						

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	0	0	0		576.00	SF	6.50				3,145	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							