PT MARGARET O'NEIL GRANT
SEC 45-3N-28E IN OR 2539/1212

ELLIS TRACI C
96024 OPAL AVE
YULEE, FL 32097

2025

45-3N-28-0000-0003-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Quality	04	Quality Level 04

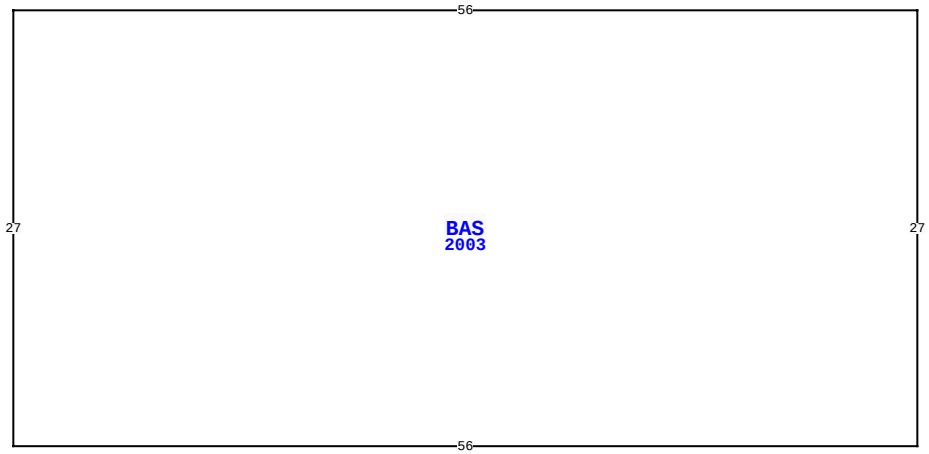
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2003	1,512	149,896
TOTALS	1,512			1,512	149,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,512	117.8100	106.03	160,317	2003	2010	0	0	0	6.50	93.50

1 SFR MODULR – 100% - 2023 Heated Area: 1512 HX Base Yr 2023



96024 OPAL AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		163,522
TOTAL MARKET OB/XF VALUE		888
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		289,410
SOH/AGL Deduction		99,183
ASSESSED VALUE		190,227
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,505
TOTAL JUST VALUE		289,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/1212	2/14/2022	WD	Q	I	01	245,900
GRANTOR: PERRY KENNA BARNES &						
GRANTEE: ELLIS TRACI C						
2131/0415	6/29/2017	WD	Q	I	02	154,000
GRANTOR: JOWERS SEAN M						
GRANTEE: PERRY KENNA BARNES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W56 S27 E56 N27$.

EXTRA FEATURES

LN	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	10	12	120.00	SF	10.00	10.00	100	2017	2017	3	74	888	

LAND DESCRIPTION

TOTAL OB/XF 888

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0005	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.64 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

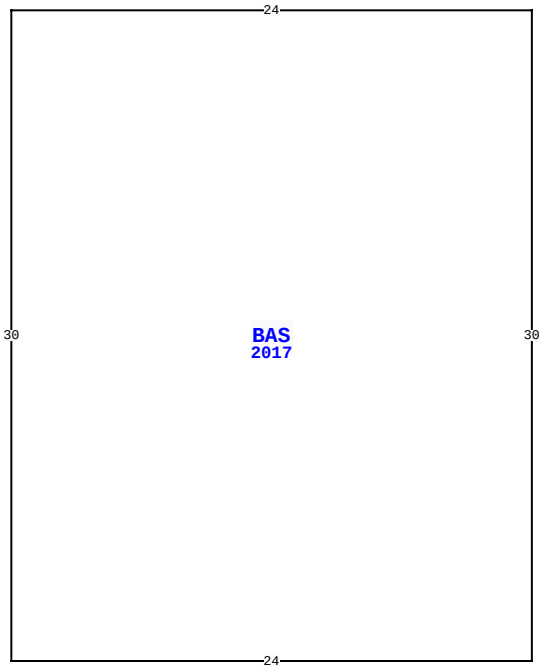
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2017	720	13,626
TOTALS	720			720	13,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	55.0000	20.35	14,652	2005	2017	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2023 Heated Area: 720 HX Base Yr 2023



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BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
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EXTRA FEATURES

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2131/0415	6/29/2017	WD	Q	I	02	154,000
GRANTOR: JOWERS SEAN M						
GRANTEE: PERRY KENNA BARNES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 S30 E24 N30$.

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.64 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS