

**MELTON AMOS SR L/E/
96113 MT ZION LOOP
YULEE, FL 32097**

24-2N-28-0000-0038-0100

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	4																				
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																					
Exterior Wall		26		AL SIDING 100		0820		02		893		103.0000		87.55		78,182		1974		1995		0		0		0		70.00		30.00		VALUATION BY					STANDARD														
Roof Structur		03		GABLE/HIP 100		1		M/H 93-		0%		- 0		Heated Area: 785										HX Base Yr										Tax Group: 4					Tax Dist:												
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					23,455														
Interior Wall		04		PLYWOOD 50																												TOTAL MARKET OB/XF VALUE					484														
Interior Wall		05		DRYWALL 50																												TOTAL LAND VALUE - MARKET					60,800														
Interior Floo		08		SHT VINYL 100																												TOTAL MARKET VALUE					84,739														
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					33,301														
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					51,438														
Bedrooms				2 100																												TOTAL EXEMPTION VALUE					0														
Bathrooms				1 100																												BASE TAXABLE VALUE					51,438														
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					84,739														
Stories		1.		1. 100																												NCON VALUE					0														
Units				0 100																												INCOME VALUE																			
BUD8 Adjustme		04		DIST 01 100																												PREVIOUS YEAR MKT VALUE					77,245														
Quality		03		Quality Level 03																												PERMIT NUM					DESCRIPTION					AMT					ISSUED				
DOR CODE		0200		MOBILE HOME																																															
MAP NUM				MKT AREA																																															
NEIGHBORHOOD/LOC		4002.00																																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		672		100		1993		672		17,650																																									
FEP		133		85		1993		113		2,968																																									
UGR		240		45		2021		108		2,837																																									
TOTALS		1,045						893		23,455																						BLD DATE					LGL DATE														
																																XF DATE					LAND DATE														
																																INC DATE					AG DATE														
EXTRA FEATURES																																04/16/2026					DC														
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																					
2		0351		CARPORT MT		0 0		22 11		242.00		SF		10.00		10.00		100		2002		2002		3		20		484																							