PT OF SEC 45-3N-28E &
PT OF SEC 38-3N-28E
IN OR 2647/1427

NANYA BUSINESS/
96149 OPAL AVE
YULEE, FL 32097

2026

45-3N-28-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

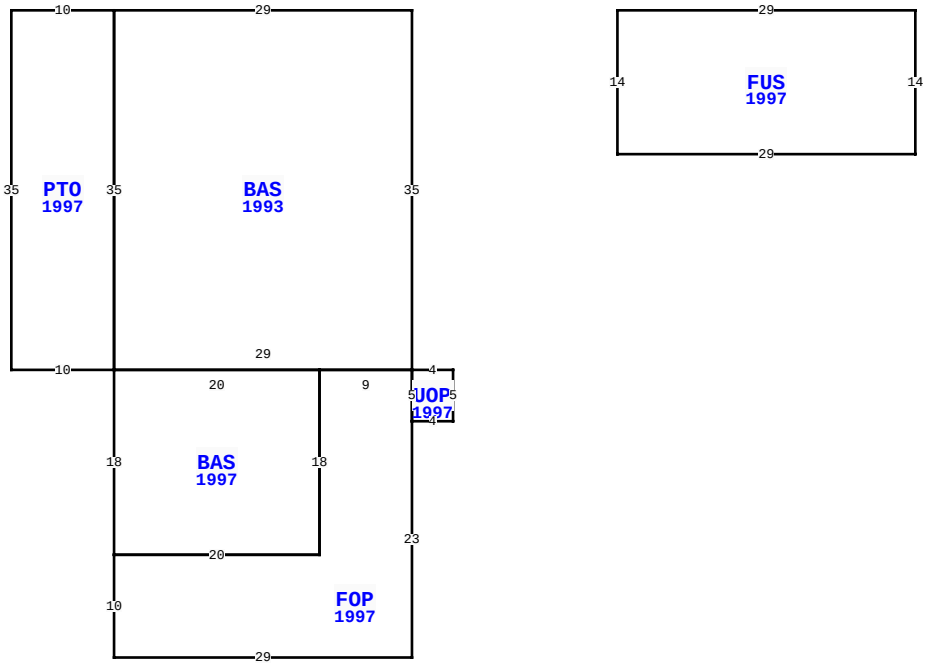
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,015	100	1993	1,015	94,107
BAS	360	100	1997	360	33,378
FOP	452	30	1997	136	12,609
FUS	406	100	1997	406	37,642
PTO	350	5	1997	18	1,669
UOP	20	20	1997	4	371
TOTALS	2,603			1,939	179,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,939	103.9780	109.18	211,700	1993	1993	0	0	0	15.08	84.92

1 SINGLE FAM 100% - 2022 Heated Area: 1781 HX Base Yr 2022



96149 OPAL AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		179,776
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		460,539
TOTAL MARKET VALUE		643,915
SOH/AGL Deduction		67,123
ASSESSED VALUE		576,792
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		525,381
TOTAL JUST VALUE		643,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973622	ADDITION	1,200	04/01/1997
971709	ADDITION	31,800	03/01/1997
8183	TEMP POLE	0	05/19/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	6/13/2023	CN	U	I	11	100
GRANTOR: NANYA BUSINESS						
GRANTEE: NANYA BUSINESS						
9999/9999	6/13/2023	CN	U	V	11	100
GRANTOR: STONER HELEN R						
GRANTEE: NANYA BUSINESS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,1] W29 S35 E29 N35 $
FOP=[YR=1997;ORIG=-29,54] S10 E29 N23 N5 W9 S18 W20 $
FUS=[YR=1997;ORIG=20,1] E29 S14 W29 N14 $
PTO=[YR=1997;ORIG=-29,1] W10 S35 E10 N35 $
BAS=[YR=1997;ORIG=-29,36] S18 E20 N18 W20 $
UOP=[YR=1997;ORIG=0,41] E4 N5 W4 S5 $
PTR=[ORIG=0,1] E20 W20 $
.

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	0940	SHEDS/PORT	0	100	30	10	300.00	SF	30.00	30.00	100	1984	1984	3	20	1,800	
2	0681	POLE SHED	0	100	30	20	600.00	SF	15.00	15.00	100	1984	1984	3	20	1,800	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	000116	C	RES MARSH	100		RSF-1	150.00	360.00	1.19	AC		1.00	1.00	1.00	150,000.00	150,000.00	178,500							
2	000116	C	RES MARSH	0		RSF-1	6.00	0.00	1.88	AC		1.00	1.00	1.00	150,000.00	150,000.00	282,000							
3	009500	C	SUBMERGED	100		RSF-1	0.00	0.00	0.63	AC		1.00	1.00	1.00	25.00	25.00	16							
4	009400	C	RIGHT-OF-WAY	100		RSF-1			0.23	AC		1.00	1.00	1.00	100.00	100.00	23							

REVIEW DATE 07/26/2023 BY NW Total Acres: 3.93 Total Land Value: 460,539 Market: 0 Agricultural: 0 Common: 460,539 PRINTED 07/09/2026 BY SYS