SLY 95 FT OF LOTS 1 & 2
PT OR 966/500
RP 2253 & 2254

RUSS LISA VALERIE/KINDT CHARLES A
85057 MINER RD
YULEE, FL 32097

**2023**

**00-00-30-0290-0001-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Quality | 02 | Quality Level 02 |

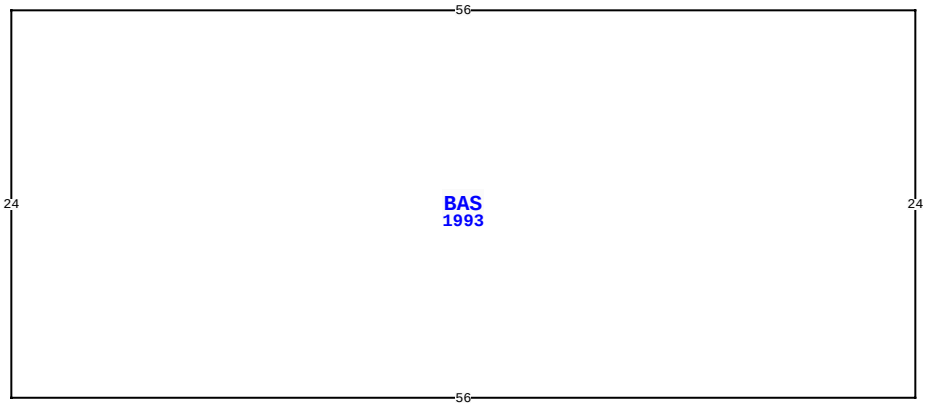
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,344 | 100 | 1,344 | 20,914 |
| TOTALS | 1,344 | | 1,344 | 20,914 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,344 | 79.8000 | 51.87 | 69,713 | 1977 | 1977 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr




2622 BAILEY RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 20,914 |
| TOTAL MARKET OB/XF VALUE | 9,766 |
| TOTAL LAND VALUE - MARKET | 111,720 |
| TOTAL MARKET VALUE | 142,400 |
| SOH/AGL Deduction | 48,785 |
| ASSESSED VALUE | 93,615 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 93,615 |
| TOTAL JUST VALUE | 142,400 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 111,920 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0966/0500 | 1/11/2001 | PR | U | I | 01 | 100 |
| GRANTOR: CAMPBELL LISA P/R | | | | | | |
| GRANTEE: CAMPBELL LISA ETAL | | | | | | |
| 0428/0141 | 7/01/1984 | FS | U | I | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E56 N24$ .

## 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 | 0511 | GARAGE CB- | 0 | 0 | 25 | 26 | 650.00 | SF | 40.00 | 40.00 | 100 | 1980 | 1980 | 3 | 35 | 9,100 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 233.00 | SF | 6.50 | 6.50 | 100 | 1983 | 1983 | 3 | 44 | 666 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,766

| 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 | 000102 | C | SFR/MH | 0 | | CG | 95.00 | 147.00 | 13,965.00 | SF | | 1.00 | 1.00 | 1.00 | 8.00 | 8.00 | 111,720 | | | | | | | |

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 111,720 Market: 0 Agricultural: 0 Common: 111,720 PRINTED 08/02/2023 BY SYS