PT OF N1/2 OF SE1/4 OF NW1/4
IN OR 2459/1325
OR 1518/1788 CASE#02-2746

VASQUEZ MICHAEL ALEXANDER
3004 TOWERMILL LANE
ORANGE PARK, FL 32073

2023

02-2N-26-0000-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

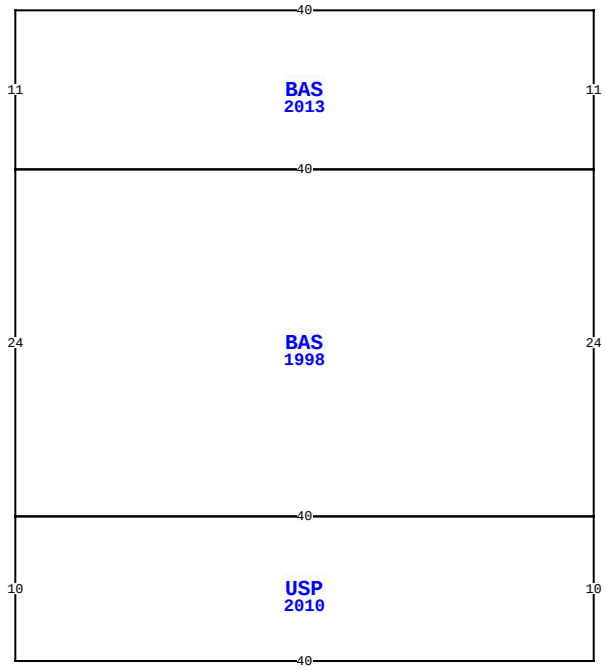
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	23,063
BAS	440	100	440	10,571
USP	400	50	200	4,805
TOTALS	1,800		1,600	38,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,600	123.2000	80.08	128,128	1988	1988	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1400 HX Base Yr



BLD DATE	06/09/2011 KK	LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

76001 BILLS TRL, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	38,438
TOTAL MARKET OB/XF VALUE	2,102
TOTAL LAND VALUE - MARKET	110,080
TOTAL MARKET VALUE	150,620
SOH/AGL Deduction	0
ASSESSED VALUE	150,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,620
TOTAL JUST VALUE	150,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 686	MH MOVE-ON	2,000	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/1325	5/04/2021	WD	Q	I	01	93,000
GRANTOR: CUTINHA ROY & GERALDI						
GRANTEE: VASQUEZ MICHAEL ALE						
2242/0393	12/03/2018	FJ	U	I	11	100
GRANTOR: LUTHER CYNTHIA F						
GRANTEE: CUTINHA ROY & GERAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W40 S11 BAS=[YR=1998] S24 USP=[YR=2010] S10 E40 N10 W40$ E40 N24 W40$ E40 N11$.

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
2	0510	GARAGE WD-	0	0	30	14	420.00	SF	17.50	17.50	100	1980	1980	3	20	1,470	
3	0940	SHEDS/PORT	0	0	14	12	168.00	SF	15.00	15.00	100	1980	1980	3	20	504	
4	1243	WD DECK F	0	0	16	10	160.00	SF	4.00	4.00	100	2000	2000	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 2,102

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	0005	OR	0.00	0.00	6.88	AC		1.00	1.00	1.00	16,000.00	16,000.00	110,080							

REVIEW DATE 09/28/2018 BY KBA Total Acres: 6.88 Total Land Value: 110,080 Market: 0 Agricultural: 0 Common: 110,080 PRINTED 08/02/2023 BY SYS