ALL OF LOT 30
IN OR 1084/1047 & OR 1521/1458
FLOOD ACRES #2 UNR

O'NEIL CAROLYN L
85174 JOHNSON LN
YULEE, FL 32097

2023

05-2N-27-4292-0030-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

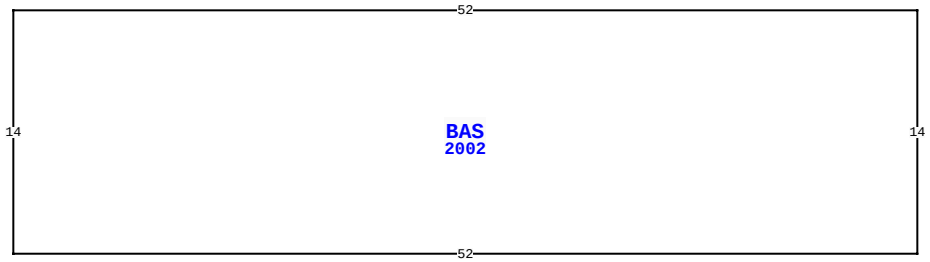
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	12,209
TOTALS	728		728	12,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	728	86.0000	55.90	40,695	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 728 HX Base Yr



76144 LARK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	12,208
TOTAL MARKET OB/XF VALUE	10,280
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	142,488
SOH/AGL Deduction	65,569
ASSESSED VALUE	76,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,919
TOTAL JUST VALUE	142,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21150	DEMOLITION OF MH	2,000	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1084/1047	10/02/2002	WD	U	V	01	100

GRANTOR: VINSON SAMUEL & BEVER
GRANTEE: O'NEIL CAROLYN L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W52 S14 E52 N14$.

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
3	0681	POLE SHED	0	0	14	12	168.00	SF	3.00	3.00	100	1995	1995	3	24	121	
4	0680	POLE SHED	0	0	16	16	256.00	SF	10.00	10.00	100	2004	2004	3	40	1,024	
5	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2004	2004	3	24	1,728	
6	0812	CONCRETE C	0	0	36	31	1,116.00	SF	4.00	4.00	100	2004	2004	3	86	3,839	
7	0756	FEP	0	0	0	0	124.00	SF	27.00	27.00	100	2004	2004	3	24	804	
8	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	2004	2004	3	24	192	
9	1242	WD DECK A	0	0	16	5	80.00	SF	10.00	10.00	100	2004	2004	3	24	192	
10	0810	CONCRETE A	0	0	8	6	48.00	SF	6.50	6.50	100	2004	2004	3	86	268	
11	0810	CONCRETE A	0	0	8	5	40.00	SF	6.50	6.50	100	2004	2004	3	86	224	
12	0810	CONCRETE A	0	0	0	0	64.00	SF	6.50	6.50	100	2004	2004	3	86	358	

TOTAL OB/XF 8,750

LAND DESCRIPTION

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	000115	C	SFR ACRES	0			0.00	0.00	2.00	AC		1.00	1.00	0.75	80,000.00	60,000.00	120,000							

REVIEW DATE 02/16/2018 BY SBX Total Acres: 2.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS

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YULEE, FL 32097

2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1084/1047	10/02/2002	WD	U	V	01	100

GRANTOR: VINSON SAMUEL & BEVER

GRANTEE: O'NEIL CAROLYN L

BUILDING NOTES

BUILDING DIMENSIONS

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
13	0820	WOOD WALK	0	0	0	0	176.00	SF	11.75	11.75	100	2004	2004	3	40	827	
14	1242	WD DECK A	0	0	8	9	72.00	SF	10.00	10.00	100	2004	2004	3	24	173	
15	1242	WD DECK A	0	0	0	0	100.00	SF	10.00	10.00	100	2004	2004	3	24	240	
16	1242	WD DECK A	0	0	0	0	121.00	SF	10.00	10.00	100	2004	2004	3	24	290	

LAND DESCRIPTION

TOTAL OB/XF 1,530

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

REVIEW DATE 02/16/2018 BY SBX Total Acres: 2.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS