LOT 32 2013 CHAM DW/MH
IN OR 1689/92
FLOOD ACRES NO 2 UNR

PATON ROBERT & TAMMY
76064 LARK RD
YULEE, FL 32097

2023

05-2N-27-4292-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

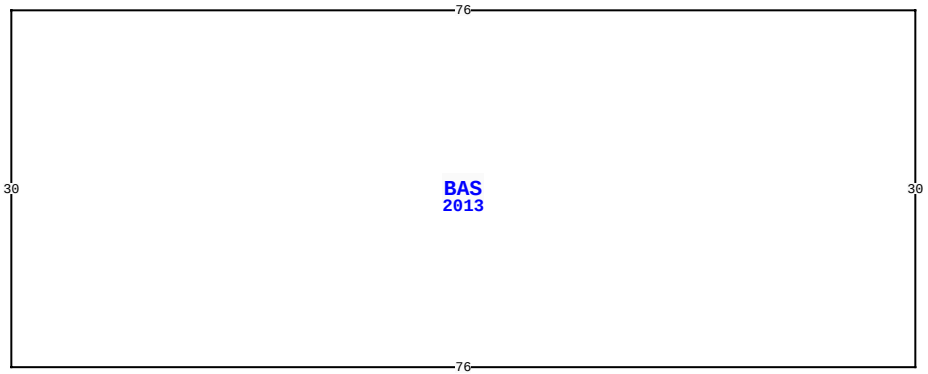
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
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	2,280	100	2,280	139,331
TOTALS	2,280		2,280	139,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	116.4000	81.48	185,774	2013	2013	0	0	0	25.00	75.00

2 M/H 94+ – 100% - 2014 Heated Area: 2280 HX Base Yr 2014



76064 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		139,330
TOTAL MARKET OB/XF VALUE		6,329
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		265,659
SOH/AGL Deduction		125,101
ASSESSED VALUE		140,558
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		85,558
TOTAL JUST VALUE		265,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135480	CO ISSUED	0	07/17/2013
P1216238	NEW CONSTR	0	11/01/2012
MH125450	MH MOVE-ON	0	11/01/2012
M1217765	H/AC	0	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1689/0092	7/15/2010	WD	U	I	38	22,000
GRANTOR: SANDIFORD OLIVER D &						
GRANTEE: PATON ROBERT & TAMM						
0367/0793	8/01/1982	WD	Q	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W76 S30 E76 N30$.

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
7	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	2013	2013	3	65	624	
8	1242	WD DECK A	0	100	4	5	20.00	SF	10.00	10.00	100	2013	2013	3	65	130	
9	1242	WD DECK A	0	100	4	5	20.00	SF	10.00	10.00	100	2013	2013	3	65	130	
10	0810	CONCRETE A	0	100	3	69	207.00	SF	6.50	6.50	100	2013	2013	3	95	1,278	
11	0810	CONCRETE A	0	100	10	22	220.00	SF	6.50	6.50	100	2013	2013	3	95	1,359	
12	0681	POLE SHED	0	100	8	12	96.00	SF	15.00	15.00	100	2013	2013	3	75	1,080	
13	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2000	2000	3	20	1,728	

LAND DESCRIPTION

TOTAL OB/XF 6,329

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	100		OR	0.00	0.00	2.00	AC		1.00	1.00	0.75	80,000.00	60,000.00	120,000							

REVIEW DATE 12/28/2019 BY NWA Total Acres: 2.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS