LOTS 48 & 49
(EX UTIL ESMT IN OR 1266/896)
FLOOD ACRES #2 UNR

FERRELL JEFFREY & JULIE
85099 ASHLEY AVE
YULEE, FL 32097

2023

05-2N-27-4292-0048-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

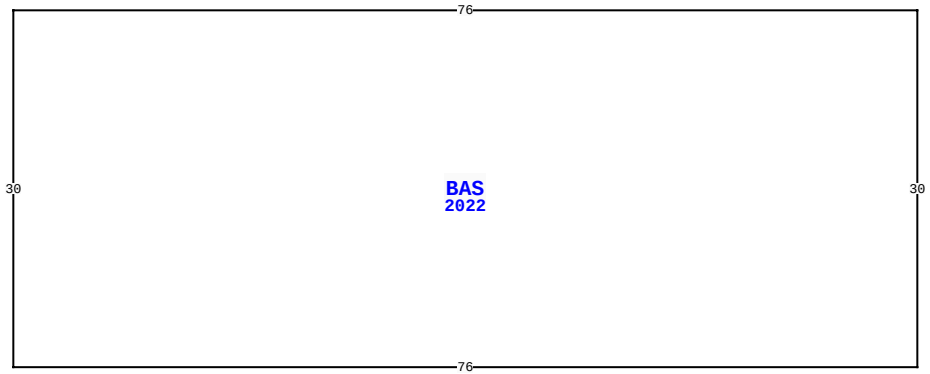
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	187,212
TOTALS	2,280		2,280	187,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	2,280	127.6000	82.94	189,103	2022	2022	0	0	0	1.00	99.00

1 MH 94NO RP – 100% - 2023 Heated Area: 2280 HX Base Yr 2023



76101 DOVE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		187,212
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		93,425
TOTAL MARKET VALUE		280,637
SOH/AGL Deduction		36,150
ASSESSED VALUE		244,487
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,487
TOTAL JUST VALUE		280,637
NCON VALUE		162,972
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016769	CO ISSUED	0	11/09/2022
22011957	MH MOVE-ON	0	08/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/1595	4/08/2021	WD	Q	V	02	70,000
GRANTOR: EASON WALTER L JR						
GRANTEE: FERRELL JEFFREY & J						
2450/1592	4/01/2021	WD	U	V	11	100
GRANTOR: NASSAU ACRES INC						
GRANTEE: EASON WALTER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100			0.00	0.00	1.15	AC		1.00	1.00	1.00	80,000.00	80,000.00	92,000							
2	009630	C	SWAMP	0			0.00	0.00	2.85	AC		1.00	1.00	1.00	500.00	500.00	1,425							

REVIEW DATE 11/09/2022 BY NW Total Acres: 4.00 Total Land Value: 93,425 Market: 0 Agricultural: 0 Common: 93,425 PRINTED 08/02/2023 BY SYS