PT GOVT LOT 3 OF SEC 6-2N-27E
IN OR 1845/1051
{1996 HORTON DW/MH}

SIMMONS WANDA L/SIMMONS BRENDA L ET AL
76227 HARPER CHAPEL ROAD
YULEE, FL 32097

2023

06-2N-27-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

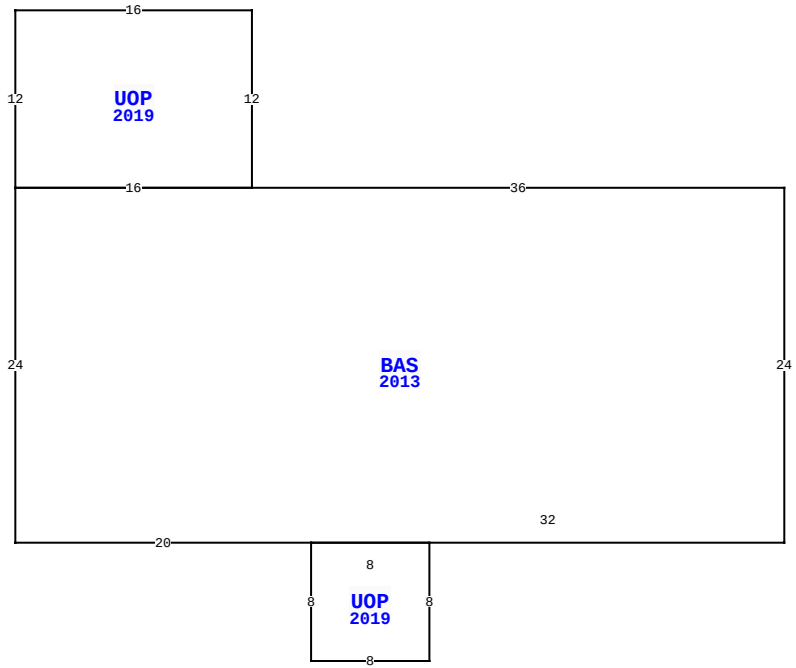
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
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	1,248	100	1,248	43,003
UOP	64	25	16	551
UOP	192	25	48	1,654
TOTALS	1,504		1,312	45,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,312	140.6400	98.45	129,166	1995	1995	0	0	0	65.00	35.00

2 M/H 94+ – 25% - 2018 Heated Area: 1248 HX Base Yr 2018



76227 HARPER CHAPEL 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		45,208
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		378,720
TOTAL MARKET VALUE		423,928
SOH/AGL Deduction		245,875
ASSESSED VALUE		178,053
TOTAL EXEMPTION VALUE	HA HAB DX	30,000
BASE TAXABLE VALUE		148,053
TOTAL JUST VALUE		423,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135468	MH MOVE-ON	0	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1845/1051	1/08/1981	QC	U	I	11	0
GRANTOR: SIMMONS JAMES W						
GRANTEE: SIMMONS JOHN A ETAL						
0328/0360	1/01/1981	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W36 UOP=[YR=2019] N12 W16 S12 E16$ W16 S24 E20 UOP=[YR=2019] S8 E8 N8 W8$ E32 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

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	25		OR	0.00	0.00	5.26	AC		1.00	1.00	0.90	80,000.00	72,000.00	378,720							

REVIEW DATE 12/03/2019 BY KWA Total Acres: 5.26 Total Land Value: 378,720 Market: 0 Agricultural: 0 Common: 378,720 PRINTED 08/02/2023 BY SYS