PT NW1/4 OF NW1/4 OF NE1/4
PAR 2-2 IN OR 607/1055
(EX R/W OR 408/10)

BROWN WILLIE LINDSEY ESTATE
C/O PATRICIA WILLIAMS, 115 SAVANNAH DR
PENSACOLA, FL 32503

2023

07-2N-27-0000-0002-0020

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	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

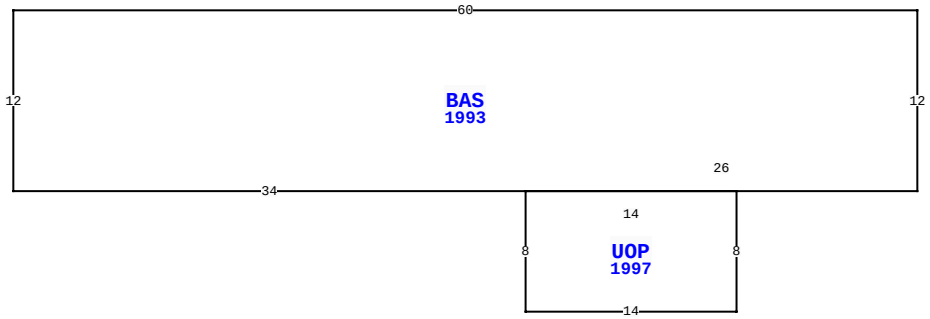
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	12,636
UOP	112	25	28	491
TOTALS	832		748	13,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	748	90.0000	58.50	43,758	1969	1969	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 720 HX Base Yr



76030 HARPER CHAPEL WAY, 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	13,127
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	107,280
TOTAL MARKET VALUE	120,407
SOH/AGL Deduction	64,196
ASSESSED VALUE	56,211
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,211
TOTAL JUST VALUE	120,407
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0607/1055	9/18/1990	QC	U	I	01	100
GRANTOR: BROWN WILLIE & E G						
GRANTEE: BROWN WILLIE LINDSE						
0479/0190	1/01/1986	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E34 UOP=[YR=1997] S8 E14 N8 W14$ E26 N12$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0007	OR	0.00	0.00	1.49	AC		1.00	1.00	0.90	80,000.00	72,000.00	107,280							

REVIEW DATE 09/19/2022 BY NWA Total Acres: 1.49 Total Land Value: 107,280 Market: 0 Agricultural: 0 Common: 107,280 PRINTED 08/02/2023 BY SYS