PT NW1/4 OF NW1/4 OF NE1/4
PAR 2-6 IN OR 798/1890

DINKINS CLIFFORD N
76120 HARPER CHAPEL ROAD
YULEE, FL 32097

2023

07-2N-27-0000-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

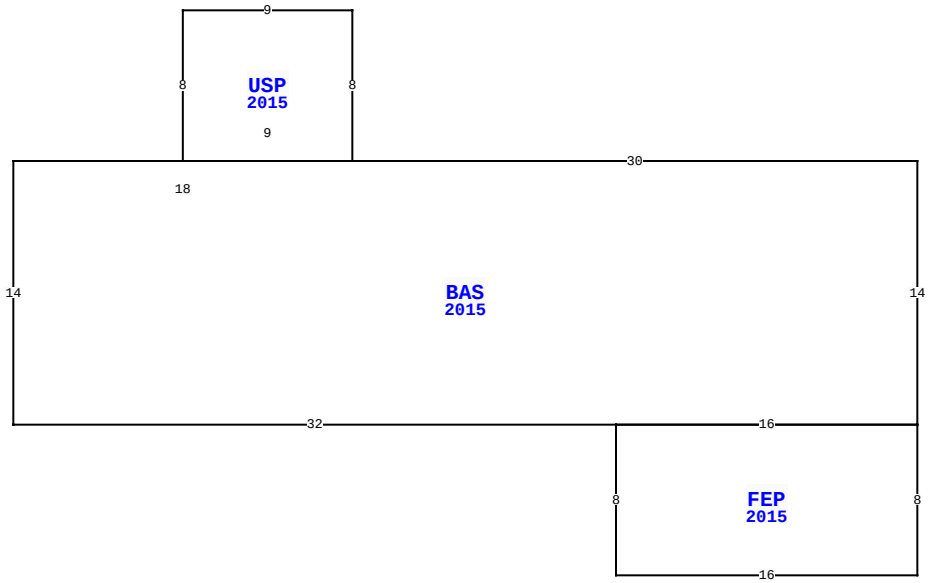
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	12,056
FEP	128	85	109	1,955
USP	72	50	36	646
TOTALS	872		817	14,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	817	92.0000	59.80	48,857	1986	1986	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 781 HX Base Yr



76070 WALTHOUR PL, 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	14,657
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	100,657
SOH/AGL Deduction	56,037
ASSESSED VALUE	44,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,620
TOTAL JUST VALUE	100,657
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3238	MH MOVE-ON	0	08/01/2000
8446	MH MOVE-ON	10,194	02/14/1991
7679	MH MOVE-ON	21,000	02/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0798/1890	7/09/1997	QC	U	I	06	100
GRANTOR: DINKINS CLIFFORD & EM						
GRANTEE: DINKINS CLIFFORD N						
0602/1239	7/24/1990	WD	U	I	07	100
GRANTOR: FLOOD LOUISE O						
GRANTEE: DINKINS CLIFFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W30 USP=[YR=2015] N8 W9 S8 E9$ W18 S14 E32
FEP=[YR=2015] S8 E16 N8 W16$ E16 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
1	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 09/19/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS