PT OF SECS 8 & 9-2N-27
IN OR 2078/93
R622354 & R622355 & R622356

TURNER DALE W
94067 SUMMER TRC
FERNANDINA BEACH, FL 32034

2023

08-2N-27-0000-0005-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

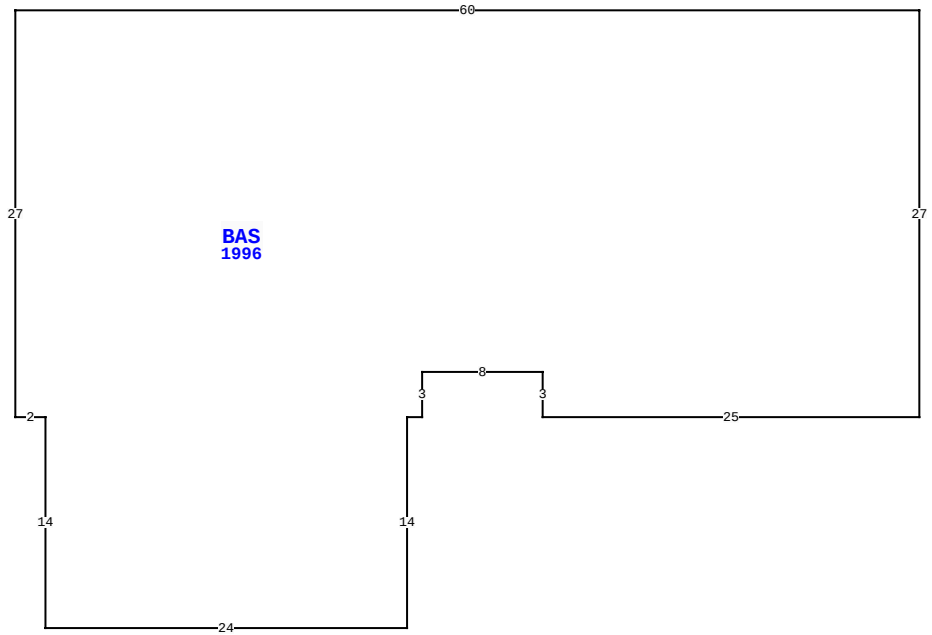
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,932	100	1,932	55,475
TOTALS	1,932		1,932	55,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,932	117.2000	82.04	158,501	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 0 Heated Area: 1932 HX Base Yr



75255 CLYDE HIGGINBOTHAM 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	55,475
TOTAL MARKET OB/XF VALUE	2,765
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	138,240
SOH/AGL Deduction	27,562
ASSESSED VALUE	110,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,678
TOTAL JUST VALUE	138,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 1213	MH MOVE-ON	0	03/04/1996
95-13731	NEW CONSTR	61,950	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2078/0093	10/18/2016	QC	U	I	11	100
GRANTOR: TURNER KRISTI K						
GRANTEE: TURNER DALE W						
0490/0805	6/06/1986	WD	U	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S27 E2 S14 E24 N14 E1 N3 E8 S3 E25 N27$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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

REVIEW DATE 03/20/2017 BY SB Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS