PT OF NW1/4 OF NE1/4 OF SW1/4
IN OR 2630/1226

FLORIDA LAND TRUST NO 67089 ELNORA LN FLA TRUST SE
PO BOX 6367
JACKSONVILLE, FL 32236-6367

2023

08-3N-26-0000-0002-0090

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	06	CUST PANEL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

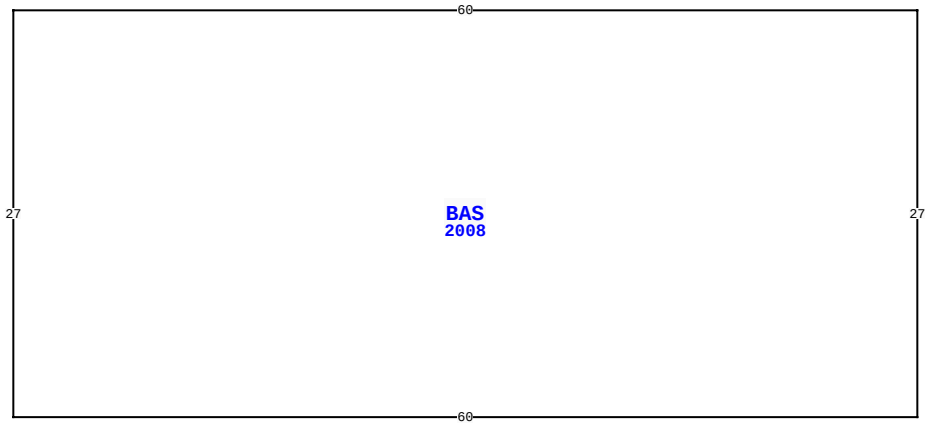
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	90,865
TOTALS	1,620		1,620	90,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	125.2000	87.64	141,977	2008	2008	0	0	0	36.00	64.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



67089 ELNORA LN, YULEE

BLD DATE	06/04/2009 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	90,865
TOTAL MARKET OB/XF VALUE	416
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	136,281
SOH/AGL Deduction	28,807
ASSESSED VALUE	107,474
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,474
TOTAL JUST VALUE	136,281
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5111	CO ISSUED	0	01/01/2008
MH5111	MH MOVE-ON	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1226	3/30/2023	CD	U	I	18	140,000
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						
1859/1392	5/24/2013	WD	U	I	12	55,000
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: FEUERBORN DALTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S27 E60 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	1242	WD DECK A	0	0	0	0	64.00	SF	10.00	10.00	100	2013	2013	3	65	416	

LAND DESCRIPTION

TOTAL OB/XF 416

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		0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 09/20/2018 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS