

PT UNNUMBERED TRACT IN
OR 1886/105
SUB OF GOVT LOT 9 IN

BENTLEY MICHAEL S & ALICIA
75089 RANDY RD
YULEE, FL 32097

2023

14-2N-26-4280-0002-0040



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																							
Exterior Wall	30	VINYL 100	0800	02	1,664	116.0000	81.20	135,117	2008	2008	0	0	0	36.00	64.00	VALUATION SUMMARY																						
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 100% - 2014												Heated Area: 1664												HX Base Yr 2014											
Roof Cover	03	COMP SHNGL 100	26 64 64 26 BAS 2013												VALUATION BY												STANDARD											
Interior Wall	05	DRYWALL 100													Tax Group: 4												Tax Dist:											
Interior Floo	08	SHT VINYL 50													BUILDING MARKET VALUE												86,475											
Interior Floo	14	CARPET 50													TOTAL MARKET OB/XF VALUE												12,442											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET												81,600											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE												180,517											
Bedrooms		3 100													SOH/AGL Deduction												69,554											
Bathrooms		2 100													ASSESSED VALUE												110,963											
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE												HX HB XM 50,000											
Stories	1.	1. 100													BASE TAXABLE VALUE												60,963											
Units		0 100	TOTAL JUST VALUE												180,517																							
			NCON VALUE												0																							
			INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE												160,039																							
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	1,664	100	1,664	86,475																																		
TOTALS			1,664	1,664	86,475																																	
EXTRA FEATURES			75089 RANDY RD, YULEE																																			
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																						
1	0940	SHEDS/PORT	0 100	20	34	680.00	SF	30.00	30.00	100	1970	1970	3	20	4,080																							
2	0940	SHEDS/PORT	0 100	10	12	120.00	SF	20.10	20.10	100	1977	1977	3	20	482																							
3	0748	M/H FONDTN	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2003	2003	3	100	5,000																							
4	0681	POLE SHED	0 100	20	16	320.00	SF	15.00	15.00	100	1977	1977	3	20	960																							
5	0681	POLE SHED	0 100	7	20	140.00	SF	15.00	15.00	100	1977	1977	3	20	420																							
6	0681	POLE SHED	0 100	20	25	500.00	SF	15.00	15.00	100	1977	1977	3	20	1,500																							
LAND DESCRIPTION																	TOTAL OB/XF 12,442																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		RM	0.00	0.00	5.10	AC		1.00	1.00	1.00	16,000.00	16,000.00	81,600																					
REVIEW DATE 10/28/2019 BY KBA Total Acres: 5.10 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 08/02/2023 BY SYS																																						