

PT OF UNNUMBERED TRACT IN
OR 1480/964
SUB OF GOVT LOT 9 IN

FENT CAROLYN S
75209 RANDY ROAD
YULEE, FL 32097

2023

14-2N-26-4280-0002-0150



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

Quality 03 Quality Level 03
DOR CODE 0200 MOBILE HOME

MAP NUM MKT AREA 05

NEIGHBORHOOD/LOC 5001.00

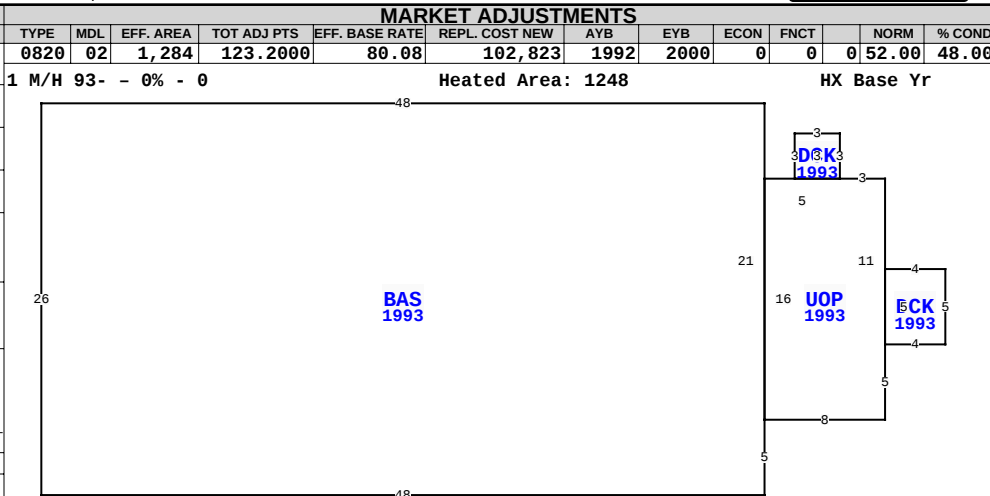
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	47,971
DCK	9	15	1	38
DCK	20	15	3	115
UOP	128	25	32	1,230

TOTALS 1,405 1,284 49,355

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	10	8	80.00	SF	20.10	20.10	
2	0511	GARAGE CB-	0	0	24	26	624.00	SF	40.00	40.00	
3	0810	CONCRETE A	0	0	18	4	72.00	SF	6.50	6.50	
4	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	0		RM	0.00	0.00	1.00	LT	

REVIEW DATE 10/28/2019 BY KBA



BLD DATE	02/27/2008	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
18,170											

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18,170											

Total Acres: 0.00 Total Land Value: 49,700 Market: 0 Agricultural: 0 Common: 49,700

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	49,355		
TOTAL MARKET OB/XF VALUE	18,170		
TOTAL LAND VALUE - MARKET	49,700		
TOTAL MARKET VALUE	117,225		
SOH/AGL Deduction	36,398		
ASSESSED VALUE	80,827		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	80,827		
TOTAL JUST VALUE	117,225		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	98,657		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00927	XFOB	10,608	04/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1480/0964	2/22/2007	WD	Q	I		135,000	
GRANTOR: SLOAN MARVIN & JANINA							
GRANTEE: FENT CAROLYN S							
1037/0042	2/12/2002	QC	U	I	06	100	
GRANTOR: WEINBERG JAMES D							
GRANTEE: WEINBERG JANINA TAM							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W48 S26 E48 N5 UOP=[YR=1993] E8 N5 DCK=[YR=1993] E4 N5 W4 S5\$ N11 W3 DCK=[YR=1993] N3 W3 S3 E3\$ W5 S16\$ N21\$.											

OTHER ADJUSTMENTS AND NOTES											

PRINTED 08/02/2023 BY SYS