PT OF UNNUMBERED TRACT IN
OR 2476/445
SUB OF GOVT LOT 9 IN

WEINBERG JUNE T L/E/
75135 RANDY ROAD
YULEE, FL 32097

2023

14-2N-26-4280-0002-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

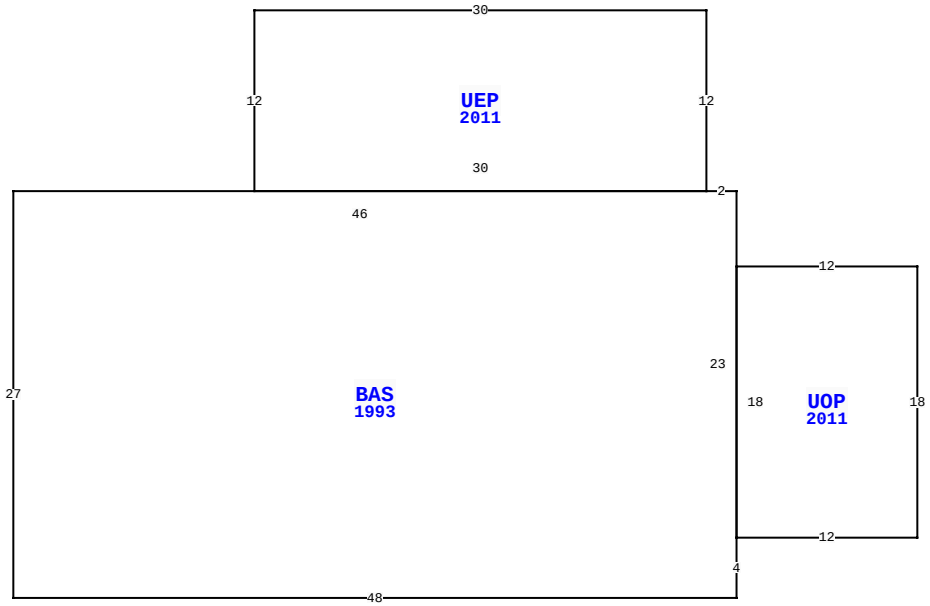
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,296	100	1,296	47,741
UEP	360	70	252	9,283
UOP	216	25	54	1,989
TOTALS	1,872		1,602	59,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,602	123.2000	80.08	128,288	1992	1999	0	0	0	54.00	46.00

1 M/H 93- – 100% - 1993 Heated Area: 1296 HX Base Yr 1993



75135 RANDY 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		59,012
TOTAL MARKET OB/XF VALUE		13,339
TOTAL LAND VALUE - MARKET		51,100
TOTAL MARKET VALUE		123,451
SOH/AGL Deduction		77,430
ASSESSED VALUE		46,021
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		16,021
TOTAL JUST VALUE		123,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/0445	6/09/2021	WD	U	I	11	100
GRANTOR: WEINBERG JUNE T						
GRANTEE: WEINBERG TIFFANY						
0650/0238	2/27/1992	WD	U	V	01	100
GRANTOR: WEINBERG JAMES & J						
GRANTEE: WEINBERG DOUGLAS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UEP=[YR=2011] N12 W30 S12 E30$ W46 S27 E48 N4 UOP=[YR=2011] E12 N18 W12 S18$ N23$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
2	0510	GARAGE WD-	0	100	25	25	625.00	SF	35.00	35.00	100	1995	1995	3	24	5,250	
3	0681	POLE SHED	0	100	25	12	300.00	SF	15.00	15.00	100	2000	2000	3	29	1,305	
4	0810	CONCRETE A	0	100	30	25	750.00	SF	6.50	6.50	100	2000	2000	3	80	3,900	
5	0751	UOP	0	100	8	10	80.00	SF	4.40	4.40	100	2000	2000	3	29	102	
6	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	2000	2000	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 13,339

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	100		RM	0.00	0.00	1.00	LT		1.00	1.00	0.73	70,000.00	51,100.00	51,100							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 51,100 Market: 0 Agricultural: 0 Common: 51,100 PRINTED 08/02/2023 BY SYS