PT OF UNNUMBERED TRACT PT
OR 2099/1423 BEING PARCEL 1
SUB OF GOVT LOT 9 IN

BRADBERRY CYNTHIA L
75179 RANDY ROAD
YULEE, FL 32097

2023

14-2N-26-4280-0002-0170

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

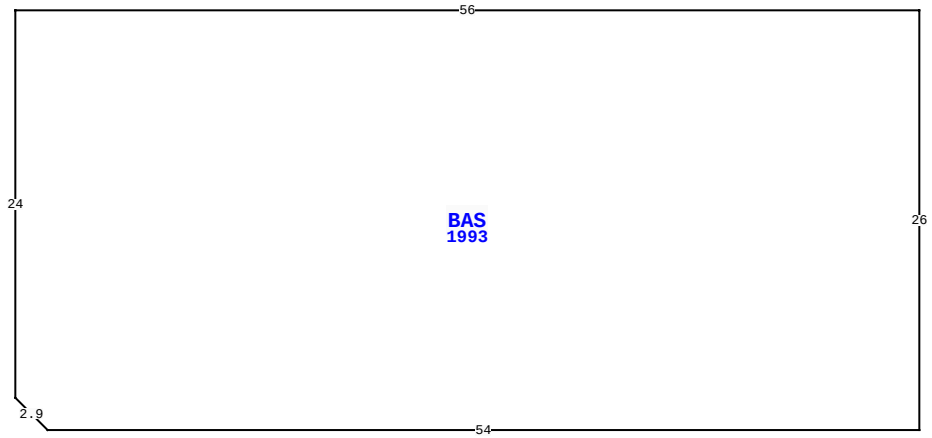
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,454	100	1,454	34,931
TOTALS	1,454		1,454	34,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,454	123.2000	80.08	116,436	1988	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1454 HX Base Yr



75179 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	34,931
TOTAL MARKET OB/XF VALUE	20,587
TOTAL LAND VALUE - MARKET	50,400
TOTAL MARKET VALUE	105,918
SOH/AGL Deduction	41,705
ASSESSED VALUE	64,213
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,213
TOTAL JUST VALUE	105,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0931	CHNGE SRVC	300	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2099/1423	2/03/2017	WD	Q	I	05	100,000
GRANTOR: WEINBERG MICHAEL R &						
GRANTEE: BRADBERRY CYNTHIA L						
0658/1014	5/19/1992	WD	U	V	01	100
GRANTOR: WEINBERG JAMES & J						
GRANTEE: WEINBERG MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 D2 R2 E54 N26$.

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	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	1970	1970	3	20	257	
2	0681	POLE SHED	0	0	20	10	200.00	SF	15.00	15.00	100	1970	1970	3	20	600	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
4	0811	CONCRETE B	0	0	0	0	818.00	SF	5.20	5.20	100	1994	1994	3	70	2,978	
5	0350	CARPORT WD	0	0	16	16	256.00	SF	13.00	13.00	100	2000	2000	3	20	666	
6	0200	BARN WD 0-	0	0	40	30	1,200.00	SF	20.00	20.00	100	2000	2000	3	29	6,960	
7	0752	USP	0	0	16	40	640.00	SF	15.00	15.00	100	2012	2012	3	71	6,816	

LAND DESCRIPTION

TOTAL OB/XF 20,587

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		RM	0.00	0.00	1.00	LT		1.00	1.00	0.72	70,000.00	50,400.00	50,400							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 08/02/2023 BY SYS