IN OR 997/1208 2001 CLASS DW
EX R/W OR 236/673
SUB OF GOVT LOT 9 UNR

HESTER CHRISTOPHER A
75375 EDWARDS ROAD
YULEE, FL 32097

**2023**

**14-2N-26-4280-0008-0020**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

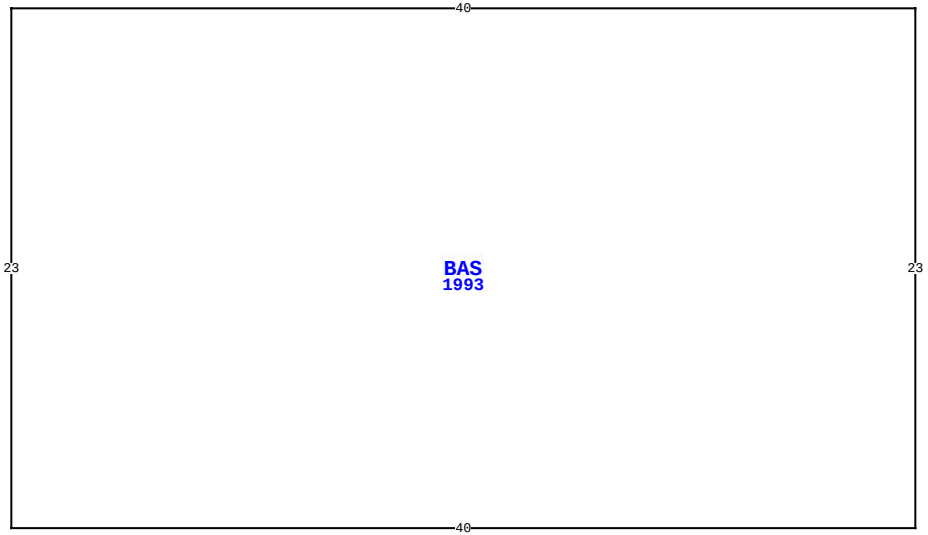
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 920 | 100 | 920 | 37,739 |
| TOTALS | 920 | | 920 | 37,738 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 920 | 117.2000 | 82.04 | 75,477 | 2001 | 2001 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/H 94+ – 100% - 2019 Heated Area: 920 HX Base Yr 2019




75375 EDWARDS 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 | | 37,738 |
| TOTAL MARKET OB/XF VALUE | | 4,060 |
| TOTAL LAND VALUE - MARKET | | 71,870 |
| TOTAL MARKET VALUE | | 113,668 |
| SOH/AGL Deduction | | 36,118 |
| ASSESSED VALUE | | 77,550 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 27,550 |
| TOTAL JUST VALUE | | 113,668 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 101,522 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH013592 | MH MOVE-ON | 0 | 09/01/2001 |
| R981373 | REPAIR/RRF | 0 | 11/01/1998 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0997/1208 | 7/13/2001 | WD | U | I | 01 | 100 |

GRANTOR: SULLIVAN CLYDE W
GRANTEE: HESTER CHRISTOPHER

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W40 S23 E40 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 1 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2001 | 2001 | 3 | 86 | 3,010 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 128.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 82 | 1,050 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,060

| 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 | 000116 | C | SFR MARSH | 100 | | RM | 186.00 | 154.00 | 186.00 | FF | | 1.00 | 1.00 | 0.55 | 700.00 | 386.40 | 71,870 | | | | | | | |

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 71,870 Market: 0 Agricultural: 0 Common: 71,870 PRINTED 08/02/2023 BY SYS