LOT 65
IN OR 1721/1111
(EX ESMT OR 750/499)

WILLIAMS HERMAN/WILLIAMS DAVID RONALD SR ET AL
85621 PHILLIPS RD
YULEE, FL 32097

2023

14-2N-26-4280-0008-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

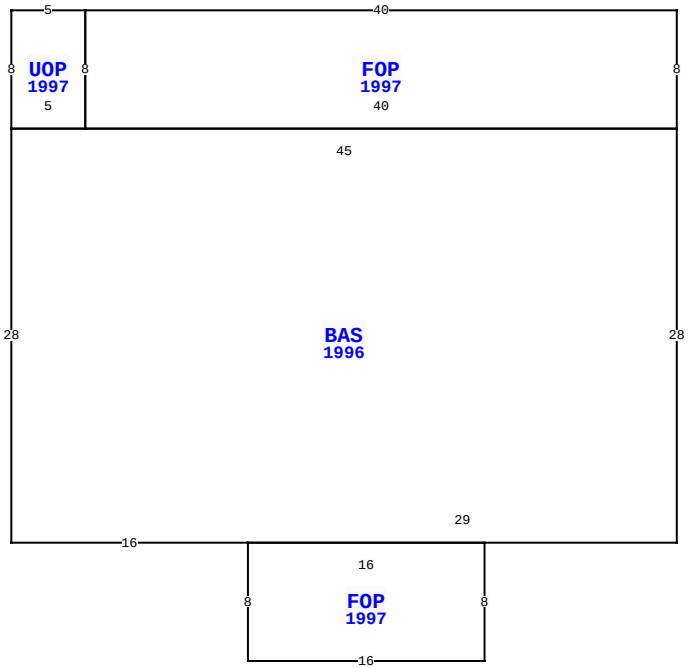
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,260	100	1,260	28,796
FOP	128	30	38	869
FOP	320	30	96	2,194
UOP	40	25	10	229
TOTALS	1,748		1,404	32,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,404	117.2000	76.18	106,957	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1260 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

75033 EASY ST, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	32,087
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	84,700
TOTAL MARKET VALUE	119,587
SOH/AGL Deduction	48,283
ASSESSED VALUE	71,304
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,304
TOTAL JUST VALUE	119,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 1196	MH MOVE-ON	0	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1721/1111	1/07/2011	WD	U	I	30	100
GRANTOR: WILLIAMS HERMAN						
GRANTEE: WILLIAMS HERMAN ETA						
0655/0530	4/22/2992	WD	Q	V		12,000
GRANTOR: MILLER MYRNA M						
GRANTEE: WILLIAMS HERMAN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1997] W40 UOP=[YR=1997] W5 S8 BAS=[YR=1996] S28 E16
FOP=[YR=1997] S8 E16 N8 W16$ E29 N28 W45$ E5 N8$ S8 E40 N8$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	0		RM	121.00	274.00	121.00	FF		1.00	1.00	1.00	700.00	700.00	84,700							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 84,700 Market: 0 Agricultural: 0 Common: 84,700 PRINTED 08/02/2023 BY SYS