LOTS 1 & 2
IN OR 2117/1731
N E FLA SPORTSMAN CLUB S/D

MCCLURE CINDY J & MICHAEL G
75161 EDWARDS RD
YULEE, FL 32097

2023

14-2N-26-4280-0023-0010

BUILDING CHARACTERISTICS

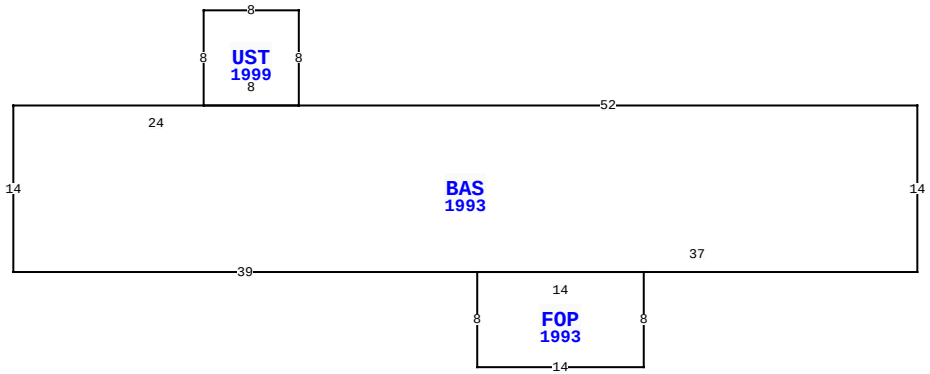
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	08	DECORATIVE 50
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,064	100	1,064	19,899
FOP	112	30	34	636
UST	64	55	35	655
TOTALS	1,240		1,133	21,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,133	95.9000	62.34	70,631	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



75234 EDWARDS RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	21,189
TOTAL MARKET OB/XF VALUE	576
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	61,765
SOH/AGL Deduction	28,118
ASSESSED VALUE	33,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,647
TOTAL JUST VALUE	61,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/1731	5/02/2017	WD	U	I	37	16,500
GRANTOR: BRATCHER CHARLES R JR						
GRANTEE: MCCLURE CINDAY J &						
1978/0916	5/07/2015	FJ	U	I	11	100
GRANTOR: BRATCHER CHARLES R SR						
GRANTEE: BRATCHER CHARLES R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 UST=[YR=1999] N8 W8 S8 E8$ W24 S14 E39
FOP=[YR=1993] S8 E14 N8 W14$ E37 N14$.

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
2	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1999	1999	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 576

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			100.00	140.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 09/24/2018 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS