LOTS 10,11 & 12 IN OR 486/334
N E FLA SPORTSMAN CLUB S/D
OR 76/596

BONDS ALLEN M & RHONIE B
75111 PARRISH RD
YULEE, FL 32097-7311

2023

14-2N-26-4280-0023-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

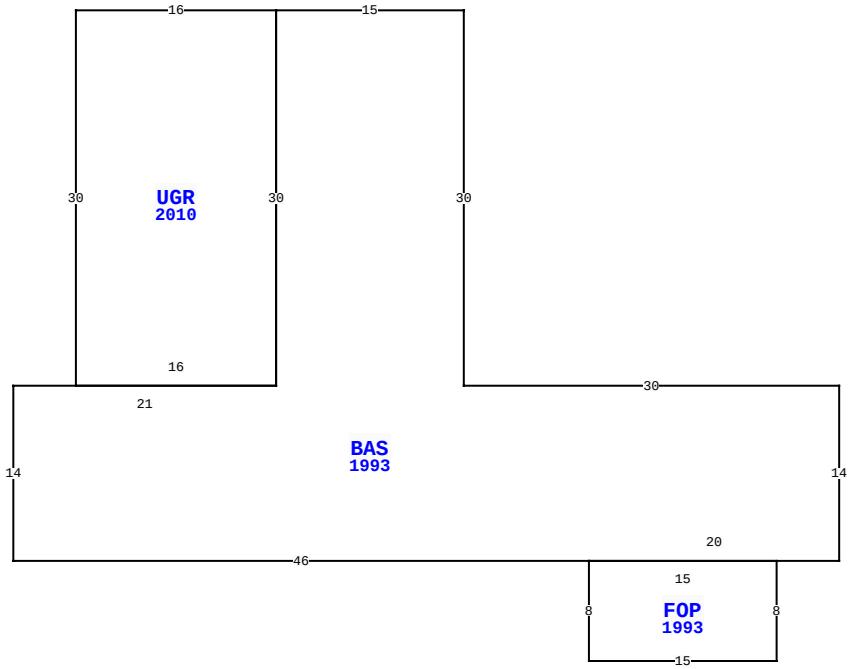
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	1,374	100	1,374	30,705
FOP	120	30	36	805
UGR	480	45	216	4,827
TOTALS	1,974		1,626	36,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,626	114.6000	74.49	121,121	1982	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1374 HX Base Yr



75111 PARRISH 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		36,336
TOTAL MARKET OB/XF VALUE		4,420
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		100,756
SOH/AGL Deduction		61,695
ASSESSED VALUE		39,061
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,061
TOTAL JUST VALUE		100,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23678	CARPORT	13,493	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0682/1447	6/14/1993	WD	Q	V		2,500
GRANTOR: FALANA JOHN & MARY						
GRANTEE: BONDS ALLEN & RHONI						
0486/0334	4/01/1986	WD	U	V		2,700
GRANTOR: MICHELSEN FREDERICK						
GRANTEE: BONDS ALLEN & RHONI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N30 W15 UGR=[YR=2010] W16 S30 E16 N30$ S30 W21 S14 E46 FOP=[YR=1993] S8 E15 N8 W15$ E20 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
1	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	1988	1988	3	20	72	
3	0351	CARPORT MT	0	100	30	24	720.00	SF	10.00	10.00	100	2010	2010	3	50	3,600	
4	0825	BRICK	0	100	0	0	65.00	SF	12.50	12.50	100	1996	1996	3	92	748	

LAND DESCRIPTION

TOTAL OB/XF 4,420

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	150.00	140.00	3.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	60,000							

REVIEW DATE 08/16/2018 BY KBX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS