PT OF LOT 55
IN OR 1922/1110
SUB OF GOVT LOT 9 UNR

LEE ROBERT JEFFREY
75080 TWISTED OAK DR
YULEE, FL 32097

2023

14-2N-26-4280-0033-0060

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

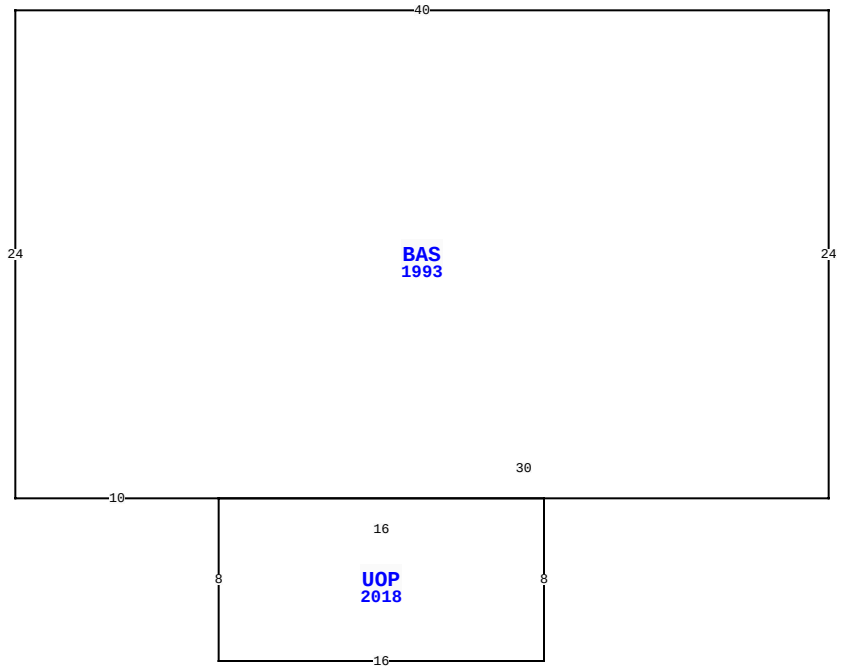
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	21,715
UOP	128	25	32	724
TOTALS	1,088		992	22,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	992	116.0000	75.40	74,797	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 960 HX Base Yr 2017



75080 TWISTED OAK DR, 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		22,439
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		82,439
SOH/AGL Deduction		55,552
ASSESSED VALUE		26,887
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,887
TOTAL JUST VALUE		82,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1922/1110	6/11/2014	WD	Q	I	01	37,100
GRANTOR: KNOX MARJORIE M & GEO						
GRANTEE: LEE ROBERT JEFFREY						
1180/0894	10/14/2003	WD	Q	I		62,500
GRANTOR: DANIEL MELISSA D						
GRANTEE: KNOX MARJORIE M & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E10 UOP=[YR=2018] S8 E16 N8 W16$ E30 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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			330.00	70.00	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