PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 1982/226
{2008 NOBI DW/MH}

GRUBBS KERRY
940832 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

24-2N-28-0000-0038-0070

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

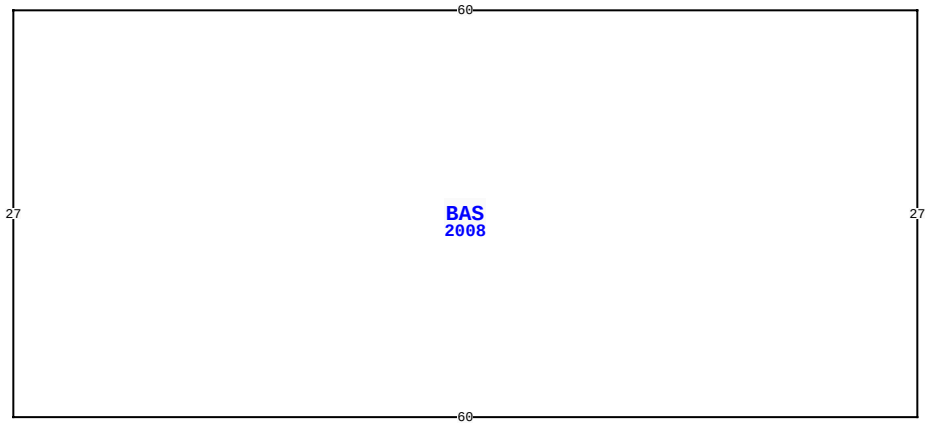
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	93,561
TOTALS	1,620		1,620	93,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	128.9200	90.24	146,189	2008	2008	0	0	0	36.00	64.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



96421 MT ZION LOOP, 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	93,561
TOTAL MARKET OB/XF VALUE	2,385
TOTAL LAND VALUE - MARKET	44,520
TOTAL MARKET VALUE	140,466
SOH/AGL Deduction	15,015
ASSESSED VALUE	125,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,451
TOTAL JUST VALUE	140,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5040	MH MOVE-ON	0	11/01/2008
C5040	CO ISSUED	0	02/01/2008
M13645	MECH OTHER	0	02/01/2008
P13065	OTHER	0	02/01/2008
MH5040	MH MOVE-ON	0	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1982/0226	5/27/2015	WD	Q	I	01	113,000
GRANTOR: SIMMONS JOSHUA & STEP						
GRANTEE: GRUBBS KERRY						
1537/0687	11/26/2007	QC	U	V	01	100
GRANTOR: GBOLO BRENDEL						
GRANTEE: SIMMONS JOSHUA & ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S27 E60 N27 $.

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	0810	CONCRETE A	0	0	0	0	100.00	SF	6.50	6.50	100	2008	2008	3	90	585	
2	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2010	2010	3	50	1,800	

LAND DESCRIPTION

TOTAL OB/XF 2,385

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		RM	60.00	185.00	60.00	FF	3	1.06	1.00	1.06	700.00	742.00	44,520							

REVIEW DATE 11/18/2019 BY KWA Total Acres: 0.00 Total Land Value: 44,520 Market: 0 Agricultural: 0 Common: 44,520 PRINTED 08/02/2023 BY SYS