LOT 12
IN OR 1751/1961
SOUTHERN CREEK PB 7/133

PALM HARBOR VILLAGES INC
3636 N CENTRAL AVE STE #1200
PHOENIX, AZ 85012

2023

25-2N-27-1980-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4061.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85182 SOUTHERN CREEK BLVD, FERNANDINA BEACH

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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,180
TOTAL MARKET VALUE	100,180
SOH/AGL Deduction	13,665
ASSESSED VALUE	86,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,515
TOTAL JUST VALUE	100,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18355	MH MOVE-ON	6,500	08/01/2006
B18198	FOUNDATION	10,500	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1751/1961	6/03/2011	WD	U	V	11	100
GRANTOR: PALM HARBOR HOMES INC						
GRANTEE: PALM HARBOR VILLAGE						
1375/0980	12/20/2005	WD	Q	V		140,000
GRANTOR: HOLLAND/ZELL DEVELOPM						
GRANTEE: PALM HARBOR HOMES I						

BUILDING NOTES

BUILDING DIMENSIONS

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	000116	C	SFR MARSH	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							
2	009630	C	SWAMP	0			0.00	0.00	0.36	AC		1.00	1.00	1.00	500.00	500.00	180							

REVIEW DATE 01/01/2018 BY MH Total Acres: 1.36 Total Land Value: 100,180 Market: 0 Agricultural: 0 Common: 100,180 PRINTED 08/02/2023 BY SYS