

PT OF SW1/4 OF SEC 32-4N-26E &
PT OF NW1/4 OF SEC 5-3N-26E &
PT OF TRACT A OF PBK 5/334 IN

REHM DEBORAH D & JOSEPH M SR
96227 FREEMAN RD
YULEE, FL 32097

2023

32-4N-26-0000-0002-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	05	AVERAGE 100								0800	02	1,998	135.9600	95.17	190,150	1995	2000	0	0	0	52.00	48.00																											
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 0% - 0										Heated Area: 1998										HX Base Yr																			
Roof Cover	12	MODULAR MT 100								74 27 74 27 BAS 1995																																							
Interior Wall	04	PLYWOOD 50																																															
Interior Wall	05	DRYWALL 50																																															
Interior Floo	14	CARPET 90																																															
Interior Floo	08	SHT VINYL 10																																															
Air Condition	03	CENTRAL 100																																															
Heating Type	04	AIR DUCTED 100																																															
Bedrooms	4	100																																															
Bathrooms	2.5	100																																															
Frame	02	WOOD FRAME 100																																															
Stories	1.	1. 100																																															
Units	0	100																																															
Quality		04	Quality Level 04																																														
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	1,998	100	1,998	91,272																																													
TOTALS		1,998	1,998	91,272																																													
EXTRA FEATURES																				67351 WINGATE LANDING RD, YULEE																													
L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	100	100	3	20	700																																	
2	0681	POLE SHED	0	0	20	30	600.00	SF	15.00	15.00	100	1996	1996	3	25	2,250																																	
5	1242	WD DECK A	0	0	16	16	256.00	SF	10.00	10.00	100	1998	1998	3	20	512																																	
6	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1998	1998	3	20	160																																	
7	0858	SCULP CONC	0	0	25	4	100.00	SF	13.00	13.00	100	2000	2000	3	94	1,222																																	
8	0810	CONCRETE A	0	0	23	4	92.00	SF	6.50	6.50	100	2007	2007	3	89	532																																	
LAND DESCRIPTION																				TOTAL OB/XF 5,376																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	000115	C	SFR ACRES	0		OR	0.00	0.00	2.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	91,350																																
REVIEW DATE 05/11/2020 BY KBA Total Acres: 2.03 Total Land Value: 91,350 Market: 0 Agricultural: 0 Common: 91,350 PRINTED 08/02/2023 BY SYS																																																	