

PT OF LOTS 63 & 64
IN OR 2469/758
CORNWALL SURVEY PB 0/31

JONES OWEN
86014 LEE PLANTATION DR
YULEE, FL 32097

2023

35-4N-23-2020-0063-0040



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		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality	03	Quality Level 03		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100	1,482	63,223
TOTALS	1,482		1,482	63,223

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,482	117.2000	82.04	121,583	2002	2002	0	0	0	48.00	52.00
1 M/H 94+ - 0% - 0												
Heated Area: 1482 HX Base Yr												
26 57 26												
BAS 2003												
57												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				63,223			
TOTAL MARKET OB/XF VALUE				3,996			
TOTAL LAND VALUE - MARKET				95,000			
TOTAL MARKET VALUE				162,219			
SOH/AGL Deduction				38,543			
ASSESSED VALUE				123,676			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				123,676			
TOTAL JUST VALUE				162,219			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				112,433			