PT OF LOT 2 (S-14)
IN OR 1636/1172
SUB HM THIGPEN EST DB 39/356

BERGHOEFER ENTERPRISES INC
96049 CAPTAINS POINTE ROAD
YULEE, FL 32097

2023

37-3N-27-4680-0002-0140

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

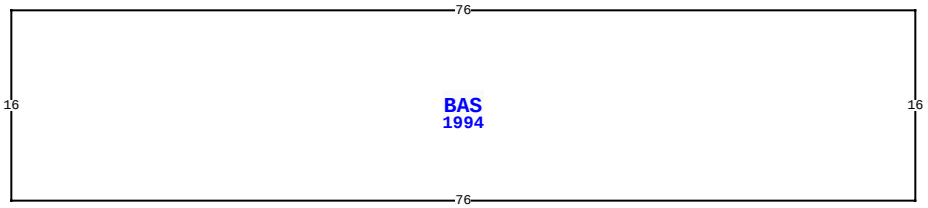
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	44,044
TOTALS	1,216		1,216	44,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	117.6000	82.32	100,101	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



87283 LENTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	44,044
TOTAL MARKET OB/XF VALUE	1,888
TOTAL LAND VALUE - MARKET	72,000
TOTAL MARKET VALUE	117,932
SOH/AGL Deduction	42,567
ASSESSED VALUE	75,365
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,365
TOTAL JUST VALUE	117,932
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145570	CO ISSUED	0	08/12/2014
P1417478	PLREPMH	0	06/01/2014
94-511	MH MOVE-ON	3,000	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1636/1172	8/25/2009	WD	Q	I	01	55,000
GRANTOR: ROWE KENNETH E & CARO						
GRANTEE: BERGHOEFER ENTERPRI						
1426/0842	7/07/2006	WD	U	I	01	100
GRANTOR: ROWE KENNETH E & CARO						
GRANTEE: ROWE KENNETH E & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W76 S16 E76 N16$.

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
2	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	1996	1996	3	20	1,440	
3	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2014	2014	3	70	224	
4	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2014	2014	3	70	224	

LAND DESCRIPTION

TOTAL OB/XF 1,888

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	0.90	80,000.00	72,000.00	72,000							

REVIEW DATE 03/21/2019 BY SBA Total Acres: 1.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS