

PT LOT 3 IN OR 661/877 (EX
ESMT'S IN OR 727/1099 &
OR 1141/844)

BONACCHI LORENZO & JULIA V
87028 LORENZO LANE
YULEE, FL 32097

2023

37-3N-27-4680-0003-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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

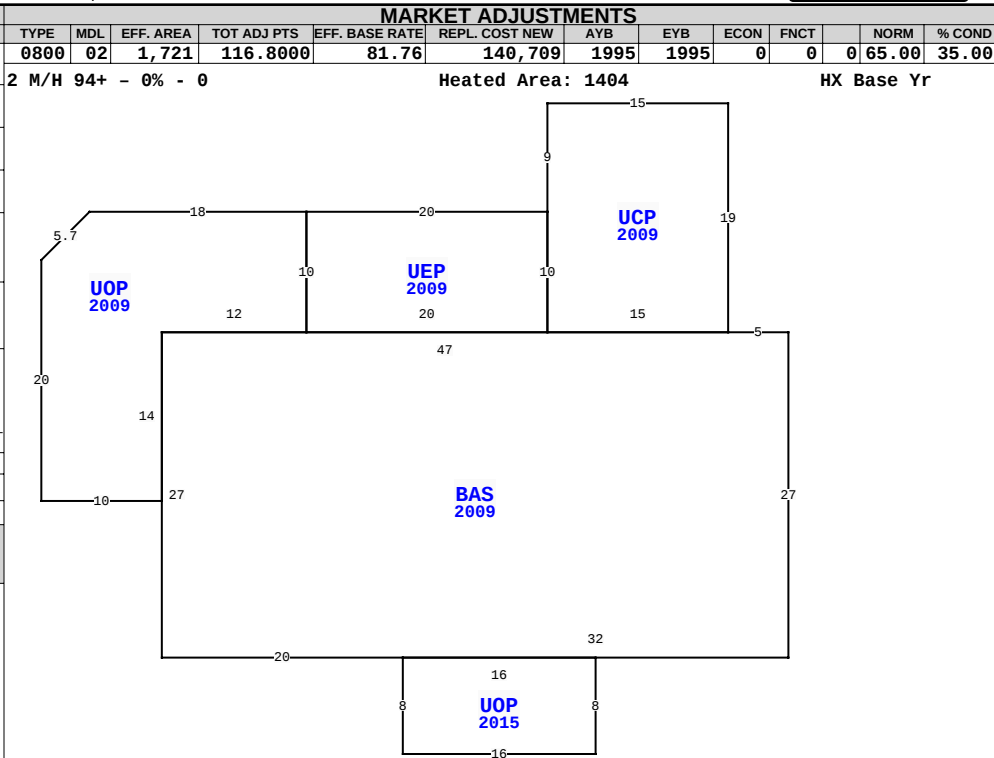
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	40,177
UCP	285	20	57	1,631
UEP	200	70	140	4,006
UOP	352	25	88	2,518
UOP	128	25	32	916

TOTALS	2,369		1,721	49,248
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
4	0510	GARAGE WD -	0	100	60	40	
13	0803	ASPHALT C	0	100	0	0	
14	0803	ASPHALT C	0	100	0	0	
15	0351	CARPORT MT	0	100	30	26	
16	0351	CARPORT MT	0	100	35	18	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	4.00	AC	



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

87028 LORENZO LN, YULEE

TOTAL OB/XF											
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
4.00	AC		1.00	1.00	0.75	80,000.00	60,000.00	240,000			

NASSAU COUNTY PROPERTY		PAGE 1 of 5	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		528,228	
TOTAL MARKET OB/XF VALUE		43,980	
TOTAL LAND VALUE - MARKET		240,000	
TOTAL MARKET VALUE		812,208	
SOH/AGL Deduction		144,243	
ASSESSED VALUE		667,965	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		617,965	
TOTAL JUST VALUE		812,208	
NCON VALUE		474,965	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		488,340	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014249	CO ISSUED	0	09/19/2022
22000047	MH MOVE-ON	0	01/03/2022
21001973	CO ISSUED	0	02/19/2021
21000918	CO ISSUED	0	01/27/2021
20010561	MTL GAR	40,572	11/02/2020
MH982469	MH MOVE-ON	0	11/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0661/0877	6/16/1992	WD	Q	V		42,000	
GRANTOR: TRINGALI ANTHONY J							
GRANTEE: BONACCHI LORENZO &							
0599/0746	6/13/1990	QC	U	V	06	100	
GRANTOR: TEMPLES ARTHUR T JR							
GRANTEE: TRINGALI ANTHONY J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W5 UCP=[YR=2009] N19 W15 S9 UEP=[YR=2009] W20 UOP=[YR=2009] W18 D4 L4 S20 E10 N14 E12 N10 \$ S10 E20 N10 \$ S10 E15 \$ W47 S27 E20 UOP=[YR=2015] S8 E16 N8 W16 \$ E32 N27 \$.											

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BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior FloopInterior FlooAir Condition Heating TypeBedrooms Bathrooms FrameStories Units

030508140304
COMP SHNGL 100 DRYWALL 100 SHT VINYL 50 CARPET 50 CENTRAL 100 AIR DUCTED 100 3 100 2 100 WOOD FRAME 100 1. 1. 100 0 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

050200MOBILE HOME

MKT AREA04

4031.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BASUOP1,920384100251,92096185,2149,260

TOTALS2,3042,016194,475

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUAdj RAdj PPriceOrig CondYear OnYear ActualQ% CondOb/Xf Mkt ValueNotes

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE12/13/2022BYNWHS

MARKET ADJUSTMENTS

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

0800022,016139.200097.44196,439202120210001.0099.00

Heated Area: 1920HX Base Yr

BAS 2021UOP 2022

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE SOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

528,22843,980240,000812,208144,243667,96550,000617,965812,208474,965488,340

SALES DATA

OFF RECORD NumberDATEINSTTYPEQUVRSNSALE PRICE

0661/08776/16/1992WDQV10042,000

GRANTOR: TRINGALI ANTHONY JGRANTEE: BONACCHI LORENZO &0599/07466/13/1990QCUV06100GRANTOR: TEMPLES ARTHUR T JRGRANTEE: TRINGALI ANTHONY J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W64 S30 E64 N30\$ UOP=[YR=2022] N12 W32 S12 E32\$.

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