

INGRAM ERICK T
86246 BEAR LN
YULEE, FL 32097

38-2N-27-0000-0019-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4	
ELEMENT		CD	CONSTRUCTION												VALUATION SUMMARY																				
Exterior Wall		05	AVERAGE 100		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD															
Roof Structur		03	GABLE/HIP 100		0800	02	1,829	117.2000	82.04	150,051	1995	1995	0	0	0	65.00	35.00	Tax Group: 4		Tax Dist:															
Roof Cover		03	COMP SHNGL 100		1 M/H 94+ - 100% - 2015										Heated Area: 1829										HX Base Yr 2015										
Interior Wall		04	PLYWOOD 50												BUILDING MARKET VALUE										52,518										
Interior Wall		05	DRYWALL 50												TOTAL MARKET OB/XF VALUE										3,711										
Interior Floo		14	CARPET 80												TOTAL LAND VALUE - MARKET										235,746										
Interior Floo		08	SHT VINYL 20												TOTAL MARKET VALUE										291,975										
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										197,367										
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										94,608										
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB 50,000										
Bathrooms			2 100												BASE TAXABLE VALUE										44,608										
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										291,975										
Stories		1.	1. 100												NCON VALUE										0										
Units			0 100		INCOME VALUE																														
					PREVIOUS YEAR MKT VALUE										205,508																				
Quality		03	Quality Level 03																																
DOR CODE		0200	MOBILE HOME																																
MAP NUM			MKT AREA												04																				
NEIGHBORHOOD/LOC		4053.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,829	100	1,829	52,518																															
TOTALS					1,829		1,829	52,518																											
EXTRA FEATURES					86246 BEAR LN, YULEE										BLD DATE				LGL DATE																
															XF DATE				LAND DATE																
															INC DATE				AG DATE																
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	0751	UOP	0	0 12 16	192.00	SF	10.00	10.00	100	1998	1998	3	27	518																					
2	1242	WD DECK A	0 100	12 12	144.00	SF	10.00	10.00	100	1998	1998	3	20	288																					
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905																					
LAND DESCRIPTION					TOTAL OB/XF										3,711																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0005	OR	0.00	0.00	2.93	AC		1.00	1.00	1.00	80,000.00	80,000.00	234,400																		
2	009400	C	RIGHTOFWAY	0			0.00	0.00	0.71	AC		1.00	1.00	1.00	100.00	100.00	71																		
3	009630	C	SWAMP	0			0.00	0.00	2.55	AC		1.00	1.00	1.00	500.00	500.00	1,275																		
REVIEW DATE		09/12/2022		BY	NWX	Total Acres: 6.19		Total Land Value: 235,746		Market: 0		Agricultural: 0		Common: 235,746		PRINTED 08/02/2023 BY SYS																			