IN OR 287/647 & 411/624
PAR 1-22 & 1-23
R360204 & R360205

LEE BOBBY GENE
P O BOX 1166
YULEE, FL 32041

2023

39-3N-27-0000-0001-0220

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

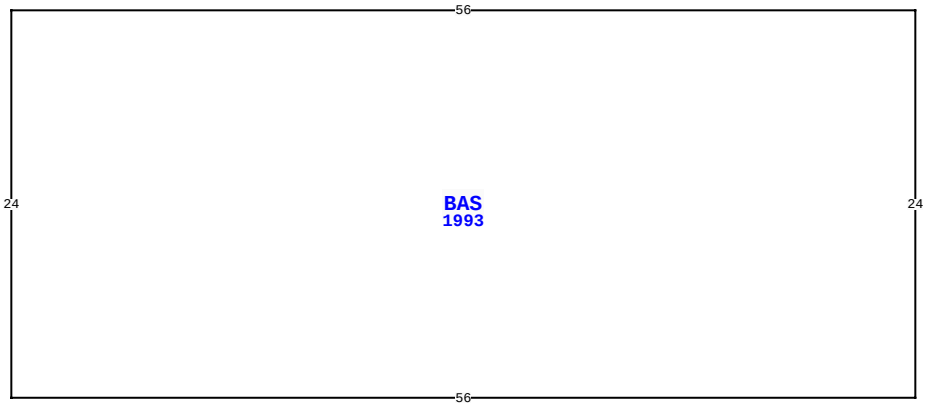
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	30,926
TOTALS	1,344		1,344	30,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	118.0000	76.70	103,085	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1344 HX Base Yr



87179 BELL RIVER EST 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		30,926
TOTAL MARKET OB/XF VALUE		2,406
TOTAL LAND VALUE - MARKET		108,160
TOTAL MARKET VALUE		141,492
SOH/AGL Deduction		86,694
ASSESSED VALUE		54,798
TOTAL EXEMPTION VALUE	HX HB	29,798
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		141,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7440	MH MOVE-ON	24,500	08/22/2988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0287/0647	3/01/1979	WD	Q	V		3,600

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E56 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
3	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	1988	1988	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 2,406

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	100		OR	0.00	0.00	1.69	AC		1.00	1.00	0.80	80,000.00	64,000.00	108,160							

REVIEW DATE 08/31/2022 BY NWA Total Acres: 1.69 Total Land Value: 108,160 Market: 0 Agricultural: 0 Common: 108,160 PRINTED 08/02/2023 BY SYS