IN OR 2272/1725
1989 WEST SW

FOWLKES SUSAN R/SKRZYPEK STANLEY G
87171 GANNETT AVE
YULEE, FL 32097

2023

39-3N-27-0000-0001-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

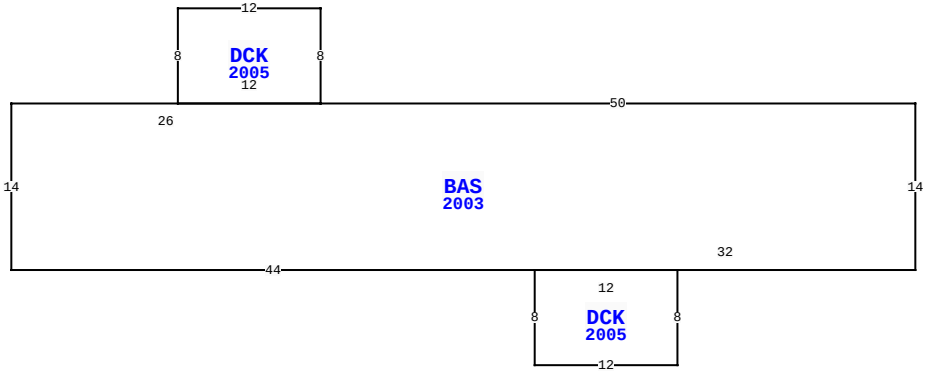
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,064	100	1,064	40,388
DCK	96	15	14	531
DCK	96	15	14	531
TOTALS	1,256		1,092	41,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,092	126.9600	82.52	90,112	1989	1999	0	0	0	54.00	46.00

1 M/H 93- – 100% - 2023 Heated Area: 1064 HX Base Yr 2023



87171 GANNETT AVE, 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		41,452
TOTAL MARKET OB/XF VALUE		14,266
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		127,718
SOH/AGL Deduction		0
ASSESSED VALUE		127,718
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		72,718
TOTAL JUST VALUE		127,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/1725	5/06/2019	WD	U	I	12	113,000
GRANTOR: RAYNEY DAY HOLDINGS L						
GRANTEE: FOWLKES SUSAN R & S						
2221/0637	8/29/2018	WD	Q	I	01	63,000
GRANTOR: CLARK ALEXIS PELA & R						
GRANTEE: RAYNEY DAY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W50 DCK=[YR=2005] N8 W12 S8 E12$ W26 S14 E44
DCK=[YR=2005] S8 E12 N8 W12$ E32 N14$.

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
1	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	1999	1999	3	20	96	
2	0510	GARAGE WD-	0	100	43	24	1,032.00	SF	29.75	29.75	100	2005	2005	3	44	13,509	
3	0351	CARPORT MT	0	100	24	12	288.00	SF	8.50	8.50	100	2005	2005	3	27	661	

LAND DESCRIPTION

TOTAL OB/XF 14,266

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	0.90	80,000.00	72,000.00	72,000							

REVIEW DATE 09/21/2018 BY SBX Total Acres: 1.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS