LOT 9 R672515
IN OR 2017/661
LITTLE ST MARYS EST #1 PB5/280

MCHONE JAMES & LYNDA
5559 MANFIELDS PL
JACKSONVILLE, FL 32207

2023

40-3N-25-1250-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

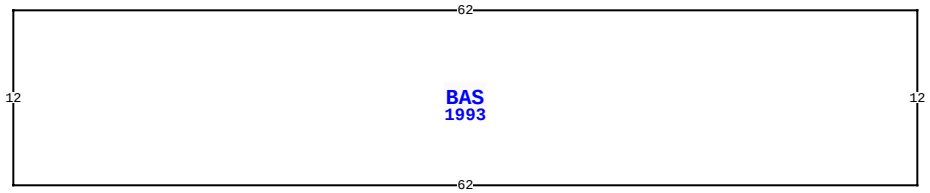
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	744	14,943
TOTALS	744		744	14,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	744	103.0000	66.95	49,811	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 744 HX Base Yr



152895 CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/21/2015 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	14,943
TOTAL MARKET OB/XF VALUE	3,510
TOTAL LAND VALUE - MARKET	70,920
TOTAL MARKET VALUE	89,373
SOH/AGL Deduction	47,213
ASSESSED VALUE	42,160
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,160
TOTAL JUST VALUE	89,373
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8515	MH MOVE-ON	8,000	04/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2017/0661	12/02/2015	WD	Q	I	01	30,000
GRANTOR: GALLAGHER PATRICK J						
GRANTEE: MCHONE JAMES & LYND						
1940/1975	10/07/2014	CT	U	I	18	20,000
GRANTOR: CLERK OF COURT						
GRANTEE: GALLAGHER PATRICK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S12 E62 N12$.

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	0810	CONCRETE A	0	0	0	0	720.00	SF	6.50	6.50	100	1997	1997	3	75	3,510	

LAND DESCRIPTION

TOTAL OB/XF 3,510

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		OR	0.00	0.00	3.94	AC		1.00	1.00	1.00	18,000.00	18,000.00	70,920							

REVIEW DATE 12/02/2019 BY KBA Total Acres: 3.94 Total Land Value: 70,920 Market: 0 Agricultural: 0 Common: 70,920 PRINTED 08/02/2023 BY SYS