LOT 10
IN OR 2107/1290
LITTLE ST MARYS EST #1 PB5/280

ELLIOTT BOBBI & CRAIG
PO BOX 15646
FERNANDINA BEACH, FL 32035

**2023**

**40-3N-25-1250-0010-0000**

## 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 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

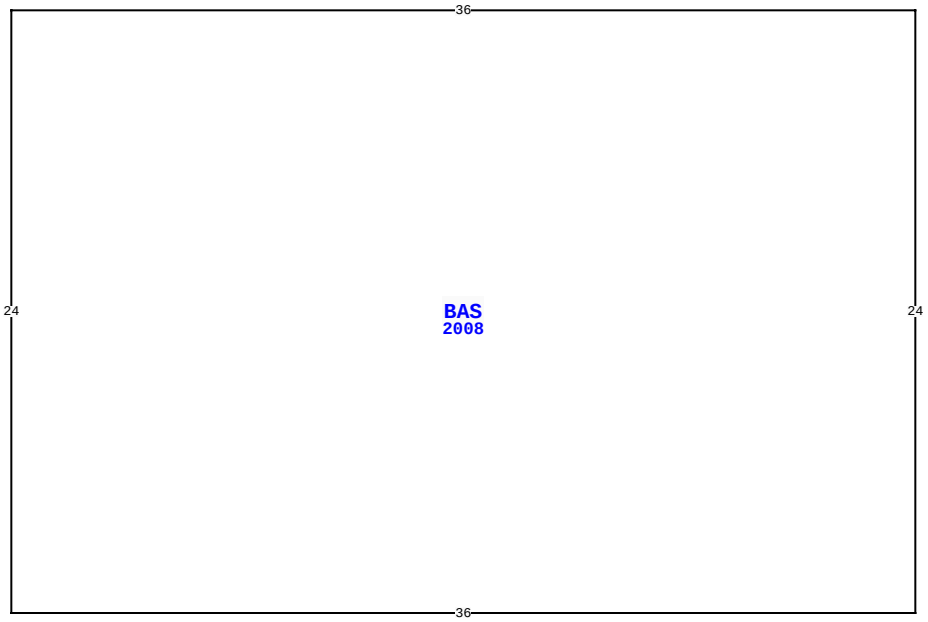
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 864 | 100 | 864 | 17,724 |
| TOTALS | 864 | | 864 | 17,724 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 864 | 105.2000 | 68.38 | 59,080 | 1985 | 1990 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 864 HX Base Yr




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

152897 CR 108, YULEE

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 17,724 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 70,740 |
| TOTAL MARKET VALUE | 88,464 |
| SOH/AGL Deduction | 53,153 |
| ASSESSED VALUE | 35,311 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 35,311 |
| TOTAL JUST VALUE | 88,464 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 83,828 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E006692 | NEW CONSTR | 0 | 03/01/2000 |
| MH982187 | MH MOVE-ON | 0 | 05/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2107/1290 | 3/16/2017 | WD | Q | I | 01 | 32,000 |
| GRANTOR: GALLAGHER PATRICK J | | | | | | |
| GRANTEE: ELLIOTT BOBBI & CRA | | | | | | |
| 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=2008] W36 S24 E36 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 3.93 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 70,740 | | | | | | | |

REVIEW DATE 12/02/2019 BY KBA Total Acres: 3.93 Total Land Value: 70,740 Market: 0 Agricultural: 0 Common: 70,740 PRINTED 08/02/2023 BY SYS