PT NATHANIEL WILDER GRANT
SEC 41-4N-26E IN OR 2601/1094

EVATT CYNTHIA J
67812 OWENS FARM RD
YULEE, FL 32041

2023

41-4N-26-0000-0009-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

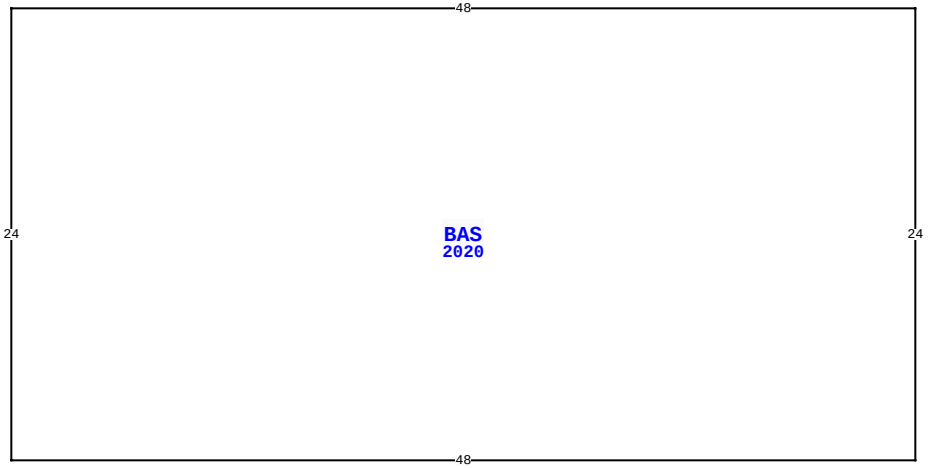
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	52,926
TOTALS	1,152		1,152	52,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	117.2000	82.04	94,510	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 2023 Heated Area: 1152 HX Base Yr



67812 OWENS FARM RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	52,926
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	38,250
TOTAL MARKET VALUE	91,176
SOH/AGL Deduction	0
ASSESSED VALUE	91,176
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,176
TOTAL JUST VALUE	91,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2601/1094	11/07/2022	WD	Q	I	01	124,800
GRANTOR: HYERS LARRY C & GLORI						
GRANTEE: EVATT CYNTHIA J						
2476/1957	7/02/2021	WD	Q	I	01	86,500
GRANTOR: BURCH HELEN C REVOCAB						
GRANTEE: HYERS LARRY C & GLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W48 S24 E48 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			0.00	0.00	0.85	AC		1.00	1.00	1.00	45,000.00	45,000.00	38,250							

REVIEW DATE 07/21/2021 BY KBA Total Acres: 0.85 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 08/02/2023 BY SYS