PT OR 417 PG 674

TAYLOR JAMES L
P O BOX 729
YULEE, FL 32041-0729

2023

42-2N-27-0000-0002-0200

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

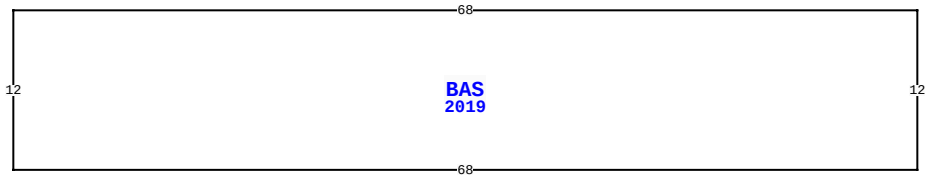
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	11,829
TOTALS	816		816	11,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	816	74.3400	48.32	39,429	1985	1985	0	0	0	70.00	30.00

1 MH 93NO RP – 0% - 0 Heated Area: 816 HX Base Yr



86024 ADARA WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	35,806
TOTAL MARKET OB/XF VALUE	13,479
TOTAL LAND VALUE - MARKET	77,000
TOTAL MARKET VALUE	126,285
SOH/AGL Deduction	37,140
ASSESSED VALUE	89,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,145
TOTAL JUST VALUE	126,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0417/0674	4/01/1984	FS	U	V		100
GRANTOR:						
GRANTEE:						
0334/0170	4/01/1981	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W68 S12 E68 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	1242	WD DECK A	0	0	10	7	70.00	SF	10.00	10.00	100	1996	1996	3	20	140	
2	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	1996	1996	3	20	72	
3	2810	MH SPACE	0	0	0	0	5.00	SF	2,400.00	2,400.00	100	0	0	3	100	12,000	
4	0752	USP	0	0	32	6	192.00	SF	15.00	15.00	100	2005	2005	3	44	1,267	

LAND DESCRIPTION

TOTAL OB/XF 13,479

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	000200	C	MBL HM SUB	0	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	0.70	55,000.00	38,500.00	77,000							

REVIEW DATE 02/02/2021 BY NWA Total Acres: 2.00 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

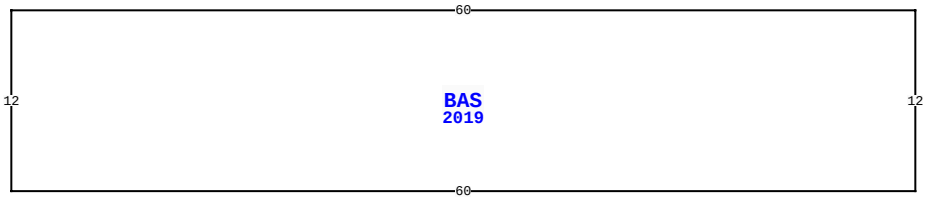
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	10,437
TOTALS	720		720	10,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	720	74.3400	48.32	34,790	1985	1985	0	0	0	70.00	30.00

2 MH 93NO RP – 0% - 0 Heated Area: 720 HX Base Yr



86024 ADARA WAY, YULEE

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	35,806
TOTAL MARKET OB/XF VALUE	13,479
TOTAL LAND VALUE - MARKET	77,000
TOTAL MARKET VALUE	126,285
SOH/AGL Deduction	37,140
ASSESSED VALUE	89,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,145
TOTAL JUST VALUE	126,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0417/0674	4/01/1984	FS	U	V		100
GRANTOR:						
GRANTEE:						
0334/0170	4/01/1981	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W60 S12 E60 N12$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/02/2021 BY NWA Total Acres: 2.00 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

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Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

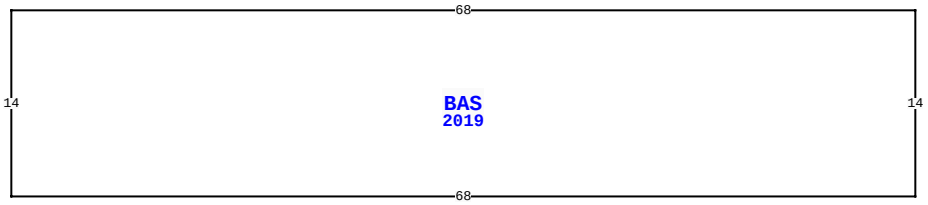
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	952	13,540
TOTALS	952		952	13,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	952	72.9400	47.41	45,134	1975	1975	0	0	0	70.00	30.00

3 MH 93NO RP – 0% - 0 Heated Area: 952 HX Base Yr



86024 ADARA WAY, YULEE

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TOTAL JUST VALUE	126,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0417/0674	4/01/1984	FS	U	V		100
GRANTOR:						
GRANTEE:						
0334/0170	4/01/1981	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W68 S14 E68 N14$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/02/2021 BY NWA Total Acres: 2.00 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 08/02/2023 BY SYS