PT SEC 42-2N-27E IN 2530/699

GREEN ANGELA V/WALKER SHELIA
86102 PINEWOOD DR
YULEE, FL 32097

2023

42-2N-27-0000-0021-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 04

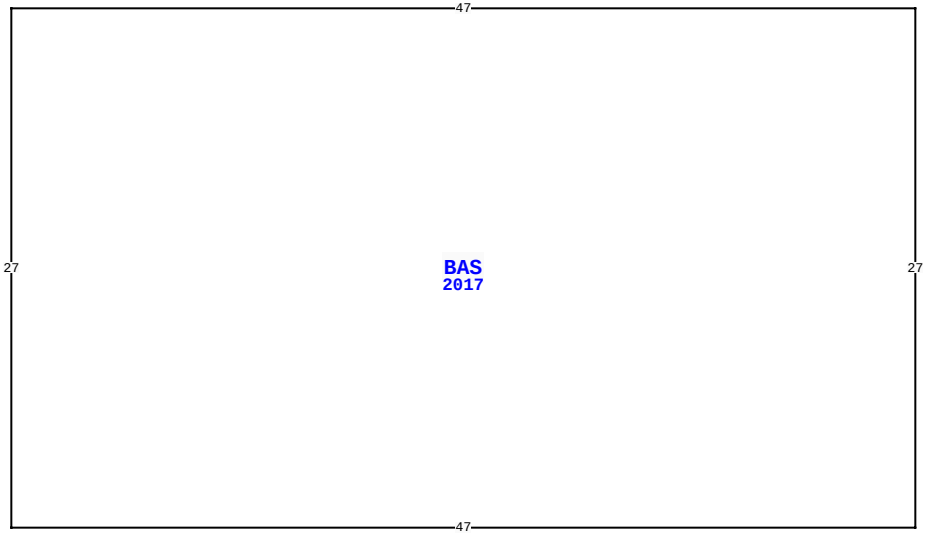
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,269	100	1,269	96,490
TOTALS	1,269		1,269	96,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,269	116.8000	81.76	103,753	2017	2017	0	0	0	7.00	93.00

2 M/H 94+ – 100% - 0 Heated Area: 1269 HX Base Yr



86102 PINEWOOD DR, 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		96,490
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		107,920
TOTAL MARKET VALUE		204,410
SOH/AGL Deduction		125,775
ASSESSED VALUE		78,635
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,635
TOTAL JUST VALUE		204,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002034	CO ISSUED	0	03/14/2017
17001528	MH MOVE-ON	0	02/24/2017
E985220	CHNGE SRVC	0	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/0699	8/04/2020	QC	U	I	11	100
GRANTOR: GREEN ANGELA V						
GRANTEE: GREEN ANGELA V & SH						
2093/0944	12/22/2016	WD	U	I	11	100
GRANTOR: WALKER SHEILA						
GRANTEE: GREEN ANGELA V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W47 S27 E47 N27$.

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	100	0007	OR	0.00	0.00	1.42	AC		1.00	1.00	0.95	80,000.00	76,000.00	107,920							

REVIEW DATE 04/18/2017 BY SB Total Acres: 1.42 Total Land Value: 107,920 Market: 0 Agricultural: 0 Common: 107,920 PRINTED 08/02/2023 BY SYS