IN OR 2583/1377
PARCELS 21-4 & 21-5
EX 21-6 2003 SKYO DW/MH

EVANS ANNIE L L/E/
86174 PINEWOOD DRIVE
YULEE, FL 32097

2023

42-2N-27-0000-0021-0040

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	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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

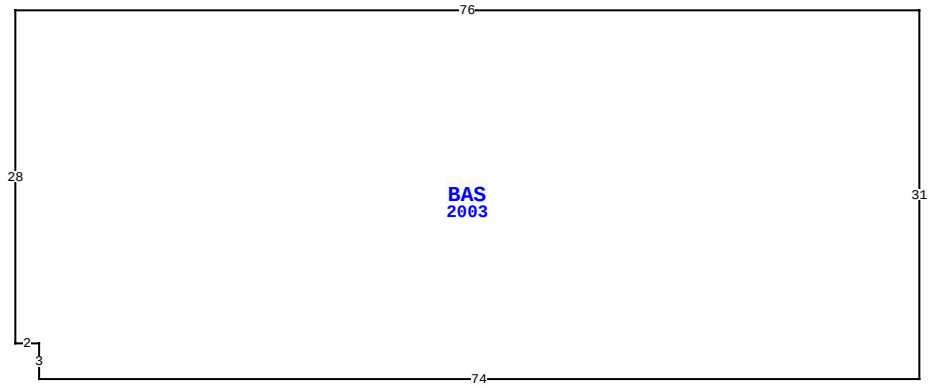
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,350	100	2,350	104,109
TOTALS	2,350		2,350	104,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,350	117.2000	82.04	192,794	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2004 Heated Area: 2350 HX Base Yr 2004



86174 PINEWOOD DR, 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		104,109
TOTAL MARKET OB/XF VALUE		3,670
TOTAL LAND VALUE - MARKET		107,920
TOTAL MARKET VALUE		215,699
SOH/AGL Deduction		117,481
ASSESSED VALUE		98,218
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		43,218
TOTAL JUST VALUE		215,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M037532	CHNGE SRVC	0	10/01/2003
MH034221	MH MOVE-ON	0	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/1377	8/11/2022	WD	U	I	11	100
GRANTOR: EVANS ANNIE L						
GRANTEE: LOCKETT KAREN J & J						
1194/1946	12/12/2003	WD	U	I	01	100
GRANTOR: EVANS JOE JR						
GRANTEE: EVANS JOE JR & ANNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S28 E2 S3 E74 N31$.

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
3	0810	CONCRETE A	0	100	18	6	108.00	SF	6.50	6.50	100	2003	2003	3	84	590	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,670

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 06/08/2017 BY SBX Total Acres: 1.42 Total Land Value: 107,920 Market: 0 Agricultural: 0 Common: 107,920 PRINTED 08/02/2023 BY SYS