IN OR 253 PG 289

EVANS JOSEPH
PO BOX 81
YULEE, FL 32041-0081

2023

42-2N-27-0000-0056-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

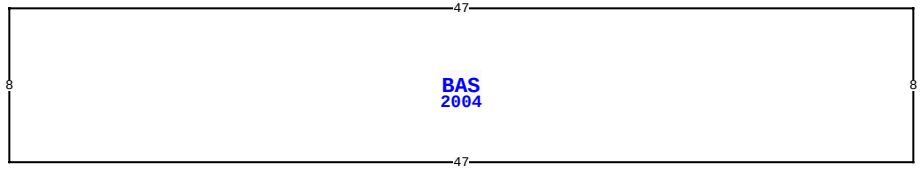
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	376	100	376	5,030
TOTALS	376		376	5,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0810	02	376	63.7000	44.59	16,766	1980	1980	0	0	0	70.00	30.00

1 M/H ADDTN – 0% - 0 Heated Area: 376 HX Base Yr



86075 SOWELL RD, YULEE

BLD DATE		LGL DATE	04/01/2023 DCA
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	5,030
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	45,750
TOTAL MARKET VALUE	62,780
SOH/AGL Deduction	35,184
ASSESSED VALUE	27,596
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,596
TOTAL JUST VALUE	62,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0308/0068	1/01/1980	MS	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W47 S8 E47 N8$.

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0007	CI	0.00	0.00	18,300.00	SF		1.00	1.00	0.50	5.00	2.50	45,750							

REVIEW DATE 06/08/2017 BY SBX Total Acres: 0.00 Total Land Value: 45,750 Market: 0 Agricultural: 0 Common: 45,750 PRINTED 08/02/2023 BY SYS