IN OR 1455/465 & OR 472/583
R672371 & R672372
ESMT PT OR 483/615

HODGES WILLIS L
85188 JOHNSON LANE
YULEE, FL 32097

**2023**

**42-2N-27-0000-0074-0050**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

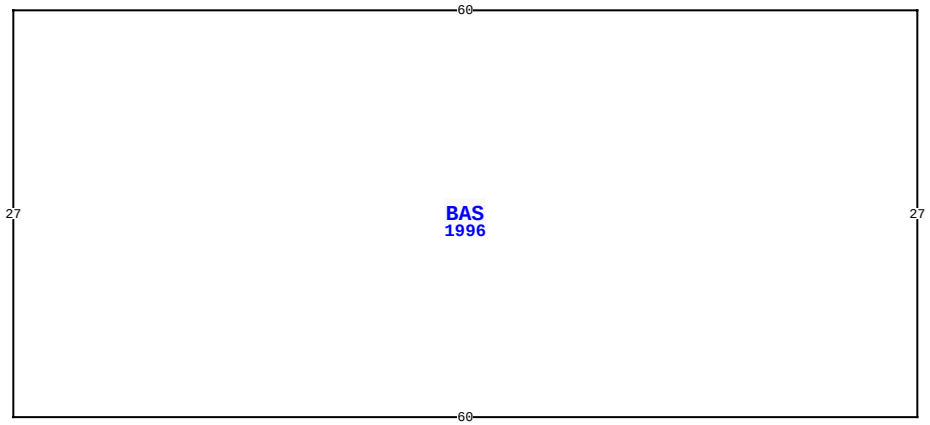
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,620 | 100 | 1,620 | 69,855 |
| TOTALS | 1,620 | | 1,620 | 69,854 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,620 | 123.2000 | 86.24 | 139,709 | 1996 | 2001 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/H 94+ – 100% - 2007 Heated Area: 1620 HX Base Yr 2007




85188 JOHNSON LN, 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 | | 69,854 |
| TOTAL MARKET OB/XF VALUE | | 9,745 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 129,599 |
| SOH/AGL Deduction | | 60,577 |
| ASSESSED VALUE | | 69,022 |
| TOTAL EXEMPTION VALUE | HX HB | 44,022 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 129,599 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 95,559 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 96 1199 | MH MOVE-ON | 0 | 03/04/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1455/0465 | 10/30/2006 | QC | U | I | 01 | 100 |
| GRANTOR: HODGES NATHAN A | | | | | | |
| GRANTEE: HODGES WILLIS L | | | | | | |
| 0879/0577 | 4/16/1999 | QC | U | I | 01 | 100 |
| GRANTOR: HODGES WILLIS L | | | | | | |
| GRANTEE: HODGES NATHAN ALLAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W60 S27 E60 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0940 | SHEDS/PORT | 0 | 100 | 36 | 16 | 576.00 | SF | 30.00 | 30.00 | 100 | 1986 | 1986 | 3 | 20 | 3,456 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 12 | 6 | 72.00 | SF | 10.00 | 10.00 | 100 | 1996 | 1996 | 3 | 20 | 144 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 18 | 34 | 612.00 | SF | 15.00 | 15.00 | 100 | 1996 | 1996 | 3 | 25 | 2,295 | |
| 5 | 0751 | UOP | 0 | 100 | 0 | 0 | 252.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 29 | 731 | |
| 6 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 648.00 | SF | 5.20 | 5.20 | 100 | 2000 | 2000 | 3 | 80 | 2,696 | |
| 7 | 0351 | CARPORT MT | 0 | 100 | 18 | 20 | 360.00 | SF | 5.60 | 5.60 | 100 | 2002 | 2002 | 3 | 21 | 423 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,745

| 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 | 0002 | RM | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 03/11/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS