

BRAATZ DAVID A/JANCA LINDA J
85100 EADY LN
YULEE, FL 32097

42-2N-27-430C-0035-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

03VINYL 100

Roof Structur

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

07CORK/VTILE 50

Interior Floo

14CARPET 50

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02WOOD FRAME 100

Stories Units

1. 1. 100
0 100

Quality

03 Quality Level 03

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4048.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,1961001,19665,204

TOTALS

1,1961,19665,204

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

1 1242 WD DECK A 0 100 4 4 16.00 SF 10.00 10.00 100 1992 1992 3 20 32

2 1242 WD DECK A 0 100 8 8 64.00 SF 10.00 10.00 100 1992 1992 3 20 128

3 0351 CARPORT MT 0 100 12 16 192.00 SF 5.60 5.60 100 2003 2003 3 22 237

LAND DESCRIPTION

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

1 000102 C SFR/MH 100 RMH 0.00 0.00 1.00 LT 1.00 1.00 1.00 50,000.00 50,000.00 50,000

REVIEW DATE

05/31/2017 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0820021,196116.500075.7290,5611992201200028.0072.00

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE65,204

TOTAL MARKET OB/XF VALUE397

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE115,601

SOH/AGL Deduction0

ASSESSED VALUE115,601

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE65,601

TOTAL JUST VALUE115,601

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE90,552

SAMPLE

PERMIT NUMDESCRIPTIONAMTISSUED

8962MH MOVE-ON30,87007/07/1992

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / I / RSN CD SALE PRICE

2454/05104/22/2021WD Q I 02117,000

GRANTOR: O'STEEN CAROLYN

GRANTEE: BRAATZ DAVID A & LI

1476/04382/02/2007WD U I 07100

GRANTOR: RODERICK LAUREL S

GRANTEE: O'STEEN CAROLYN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S23 E52 N23\$.