LOT 37
IN OR 746 PG 984
R672302/672303/672304

RICHTER SANDRA J
85066 EADY LANE
YULEE, FL 32097

2023

42-2N-27-430C-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

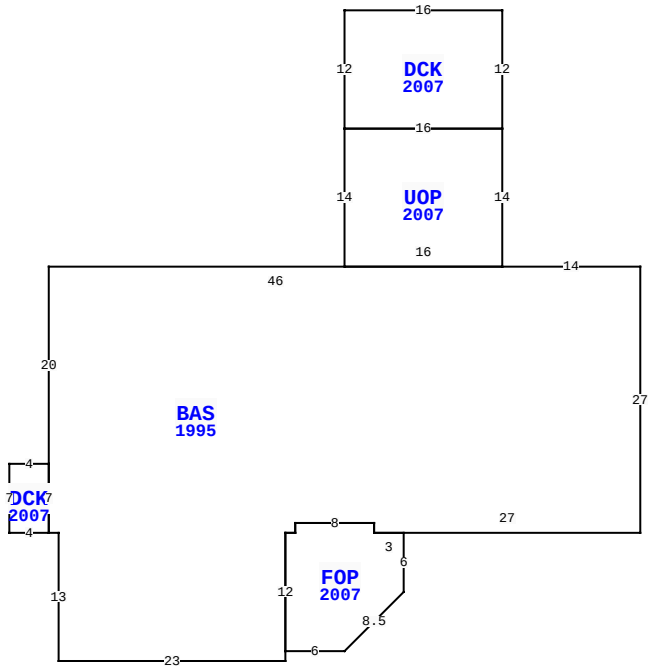
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,911	100	1,911	55,060
DCK	28	15	4	115
DCK	192	15	29	835
FOP	134	30	40	1,153
UOP	224	25	56	1,614
TOTALS	2,489		2,040	58,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,040	117.6000	82.32	167,933	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 1996 Heated Area: 1911 HX Base Yr 1996



85066 EADY 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		58,777
TOTAL MARKET OB/XF VALUE		4,715
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		113,492
SOH/AGL Deduction		43,082
ASSESSED VALUE		70,410
TOTAL EXEMPTION VALUE	HX HB WX	50,410
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		113,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18754	ADDITION	4,000	10/31/2006
95 1144	MH MOVE-ON	0	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0746/0984	12/15/1995	WD	U	I	10	15,000
GRANTOR: GORE C BROOKS & ELOIS						
GRANTEE: RICHTER PAUL & SAND						
0644/0891	12/20/1991	WD	Q	V		10,500
GRANTOR: LAWHON KARL ET AL						
GRANTEE: GORE C BROOKS & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 UOP=[YR=2007] N14 DCK=[YR=2007] N12 W16 S12 E16$ W16 S14 E16$ W46 S20 DCK=[YR=2007] W4 S7 E4 N7$ S7 E1 S13 E23N1FOP=[YR=2007] E6 U6 R6 N6 W3 N1 W8S1 W1 S12$ N12 E1 N1 E8 S1 E27N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	1242	WD DECK A	0	100	20	15	300.00	SF	10.00	10.00	100	2013	2013	3	65	1,950	

LAND DESCRIPTION

TOTAL OB/XF 4,715

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		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