BLOCK 1 LOT 27
YULEE HEIGHTS SUB PB 3/47A

CRUMP KEVIN
PO BOX 1337
YULEE, FL 32041

2023

42-2N-27-4400-0001-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

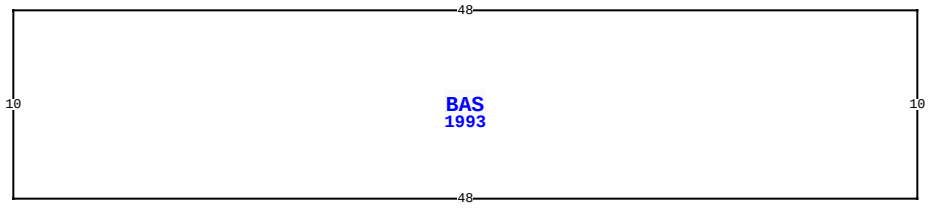
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	4,849
TOTALS	480		480	4,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	480	51.8000	33.67	16,162	1966	1966	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 480 HX Base Yr



86549 HESTER 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	4,849
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	66,849
SOH/AGL Deduction	19,954
ASSESSED VALUE	46,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,895
TOTAL JUST VALUE	66,849
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000095	DEMOLITION	0	01/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2393/1701	8/07/2020	WD	U	I	37	13,000
GRANTOR: GREENHALGH SANDRA						
GRANTEE: CRUMP KEVIN						
1300/1111	3/08/2005	QC	U	I	06	15,000
GRANTOR: BASS CONNIE JASON						
GRANTEE: GREENBALGH SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S10 E48 N10$.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	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		RS-2	90.00	120.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/15/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS