LOT 3
PT OR 1787/393
2001 CHNC DW/MH

DUNLEAVY FMLY TRUST/DUNLEAVY VIRGINIA L
86150 VIRGINIA LANE
YULEE, FL 32097

2023

42-2N-27-4420-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

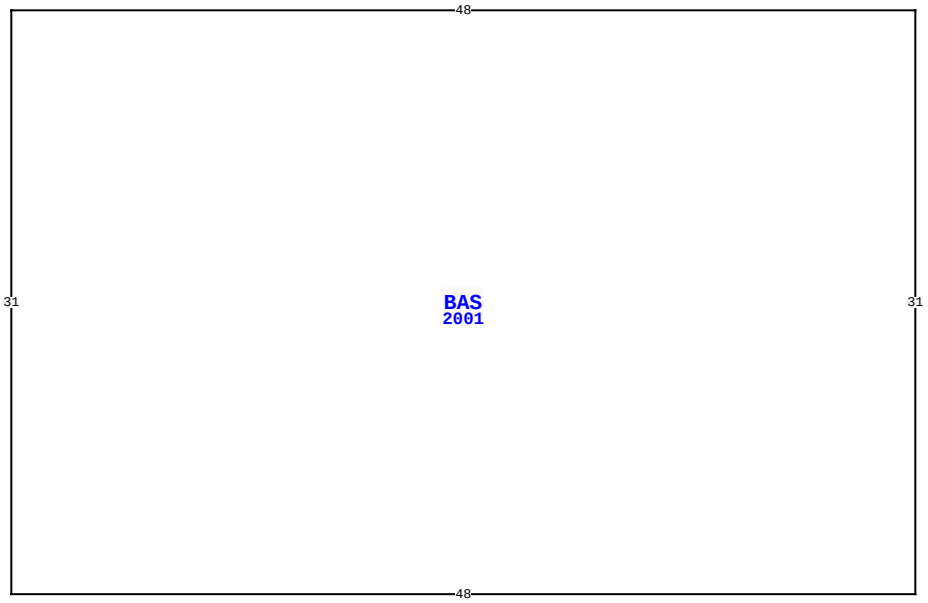
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
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	1,488	100	1,488	61,246
TOTALS	1,488		1,488	61,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,488	117.6000	82.32	122,492	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1488 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

85392 WINONA BAYVIEW RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	61,246
TOTAL MARKET OB/XF VALUE	433
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	111,679
SOH/AGL Deduction	34,890
ASSESSED VALUE	76,789
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,789
TOTAL JUST VALUE	111,679
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013533	MH MOVE-ON	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1787/0393	4/03/2012	QC	U	I	11	100
GRANTOR: DUNLEAVY JOHN J & VIR						
GRANTEE: DUNLEAVY JOHN J & V						
1688/0949	7/13/2010	WD	U	I	11	40,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: DUNLEAVY JOHN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S31 E48 N31$.

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	0810	CONCRETE A	0	0	8	8	64.00	SF	3.25	3.25	100	1980	1980	3	35	73	
2	1242	WD DECK A	0	0	4	10	40.00	SF	10.00	10.00	100	2019	2019	3	90	360	

LAND DESCRIPTION

TOTAL OB/XF 433

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		RM	100.00	110.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/31/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS