LOT 20
IN OR 2203/1567
PIERCES SUB PB 3/66

ABRAMS NATHANIEL R SR
85138 MYRTICE RD
YULEE, FL 32097

2023

42-2N-27-4420-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

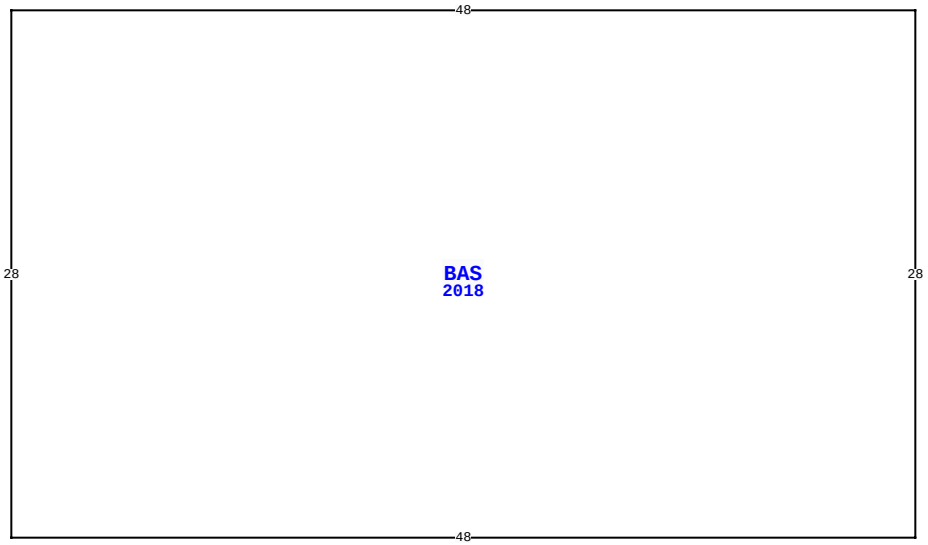
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	132,456
TOTALS	1,344		1,344	132,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	148.2000	103.74	139,427	2018	2018	0	0	0	5.00	95.00

2 M/H 94+ – 100% - 2019 Heated Area: 1344 HX Base Yr 2019



85138 MYRTICE RD, YULEE

BLD DATE	02/15/2007	JM	LGL DATE
XF DATE	02/15/2007	JM	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		132,456
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		182,456
SOH/AGL Deduction		86,809
ASSESSED VALUE		95,647
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,647
TOTAL JUST VALUE		182,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011270	CO ISSUED	0	11/09/2018
18010197	MH MOVE-ON	0	10/08/2018
E985370	CHNGE SRVC	0	11/01/1998
94-0861	CHNGE SRVC	0	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2203/1567	6/14/2018	WD	Q	V	01	20,000
GRANTOR: BURNS JANICE P						
GRANTEE: ABRAMS NATHANIEL R						
1416/1536	6/02/2006	WD	Q	I		93,500
GRANTOR: SILTERRY INC						
GRANTEE: BURNS TIMOTHY A & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W48 S28 E48 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RM	100.00	120.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

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