LOT 4
IN OR 1968/1646
FIELDS HIGHLANDS PB 5/6

SET FREE NASSAU INC
P O BOX 516
YULEE, FL 32041

2023

42-2N-27-4440-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

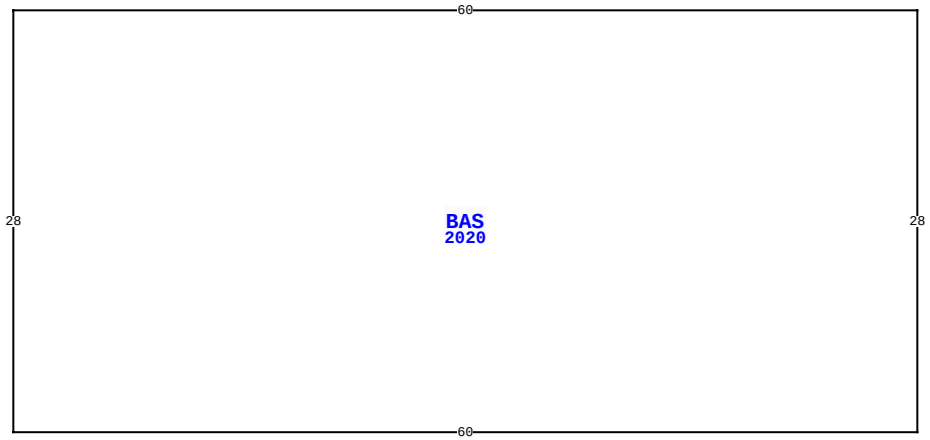
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	114,952
TOTALS	1,680		1,680	114,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,680	99.7500	69.82	117,298	2020	2020	0	0	0	2.00	98.00

2 M/H 94+ – 0% - 0 Heated Area: 1680 HX Base Yr



85002 FIELDS RD, 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		114,952
TOTAL MARKET OB/XF VALUE		10,480
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		175,432
SOH/AGL Deduction		35,463
ASSESSED VALUE		139,969
TOTAL EXEMPTION VALUE	02	139,969
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		175,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001741	CO ISSUED	0	04/20/2020
20001741	MH MOVE-ON	0	02/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1968/1646	3/16/2015	WD	U	I	17	19,700
GRANTOR: STAGE COACH ENTERPRIS						
GRANTEE: SET FREE NASSAU INC						
1957/0956	1/13/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: STAGE COACH ENTERPR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S28 E60 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
1	0510	GARAGE WD-	0	0	40	20	800.00	SF	28.00	28.00	100	1981	1981	3	20	4,480	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 10,480

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	007100	C	CHURCH	0		RS-2	109.00	170.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/23/2022 BY HSA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS