LOT 5
IN OR 2218/1958
R672859 & R672860

MELLOTT HOWARD & ANGELIA
85011 FIELDS RD
YULEE, FL 32097

2023

42-2N-27-4440-0005-0000

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 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

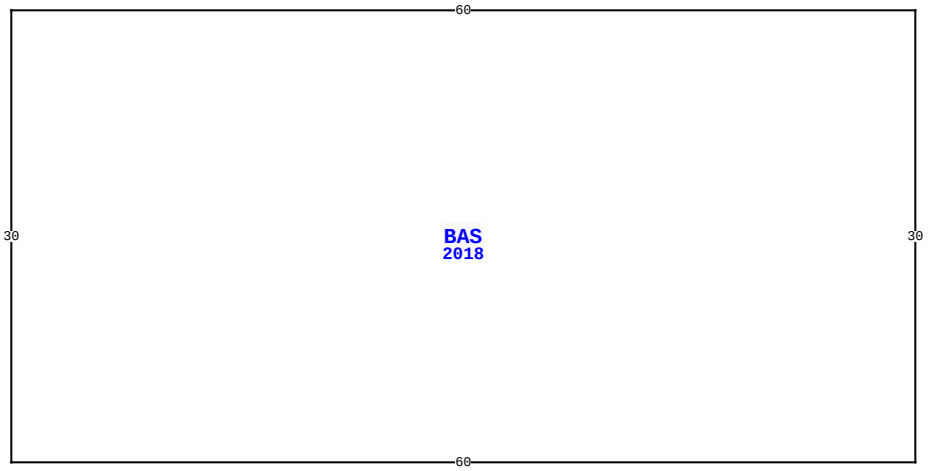
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	140,288
TOTALS	1,800		1,800	140,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	117.2000	82.04	147,672	2018	2018	0	0	0	5.00	95.00

2 M/H 94+ – 100% - 2019 Heated Area: 1800 HX Base Yr 2019



85011 FIELDS RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		140,288
TOTAL MARKET OB/XF VALUE		493
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		190,781
SOH/AGL Deduction		95,894
ASSESSED VALUE		94,887
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		44,887
TOTAL JUST VALUE		190,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011416	CO ISSUED	0	11/15/2018
18009539	MH MOVE-ON	0	09/19/2018
MH982313	MH MOVE-ON	0	08/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2218/1958	8/14/2018	WD	Q	I	01	25,000
GRANTOR: NORMAN ROBERT WILLIE						
GRANTEE: MELLOTT HOWARD & AN						
1903/1867	2/21/2014	WD	U	I	11	100
GRANTOR: NORMAN DEBBIE M						
GRANTEE: NORMAN ROBERT WILLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W60 S30 E60 N30$.

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	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	2000	2000	3	20	288	
2	0751	UOP	0	100	8	8	64.00	SF	10.00	10.00	100	2002	2002	3	32	205	

LAND DESCRIPTION

TOTAL OB/XF 493

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	0005		109.00	170.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/31/2018 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS