LOT 7 & PT OF LOT 6
IN OR 1800/1036
RP 378389 & RP 378390

CRUMMEY TREENA L
85045 FIELDS RD
YULEE, FL 32097

2023

42-2N-27-4440-0007-0000

BUILDING CHARACTERISTICS

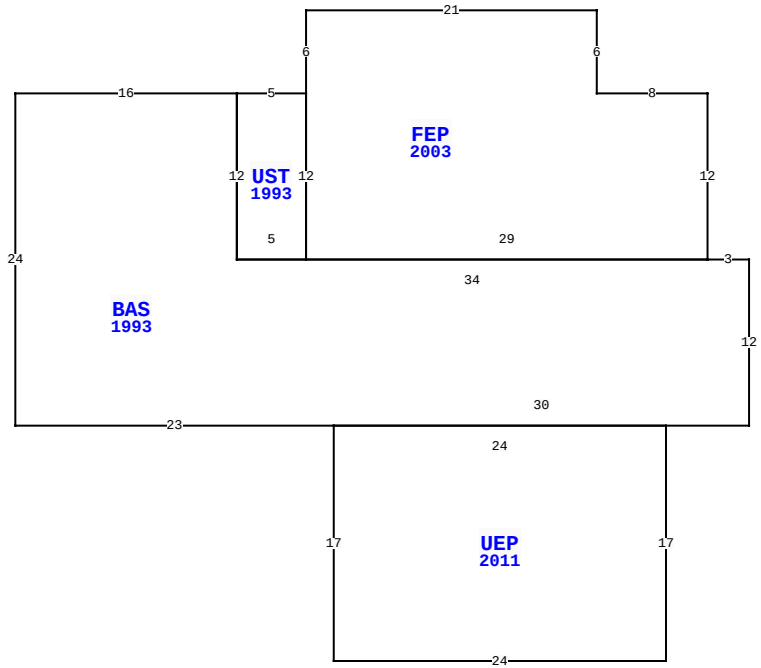
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	25	MOD METAL 50
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	828	100	828	16,355
FEP	474	85	403	7,960
UEP	408	70	286	5,649
UST	60	55	33	652
TOTALS	1,770		1,550	30,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,550	101.3000	65.84	102,052	1969	1969	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2013 Heated Area: 1231 HX Base Yr 2013



85045 FIELDS RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		30,616
TOTAL MARKET OB/XF VALUE		2,120
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		82,736
SOH/AGL Deduction		49,389
ASSESSED VALUE		33,347
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,347
TOTAL JUST VALUE		82,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8770	CHNGE SRVC	0	03/12/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1800/1036	6/13/2012	QC	U	I	11	100
GRANTOR: ALVEY PATRICA A						
GRANTEE: ALVEY PATRICA A & T						
1797/1750	6/13/2012	QC	U	I	11	100
GRANTOR: ALVEY PATRICIA A						
GRANTEE: ALVEY PATRICIA A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FEP=[YR=2003] N12 W8 N6 W21 S6
UST=[YR=1993] W5 S12 E5 N12 $ S12 E29 $ W34 N12 W16 S24 E23
UEP=[YR=2011] S17 E24 N17 W24 $ E30 N12 $.

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
3	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	100	1970	1970	3	20	1,040	
4	0940	SHEDS/PORT	0	100	20	9	180.00	SF	30.00	30.00	100	1970	1970	3	20	1,080	

LAND DESCRIPTION

TOTAL OB/XF 2,120

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		RS-2	118.00	170.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/28/2017 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS