LOTS 23 & 32
IN OR 2177/47
TERMINAL HEIGHTS SUB PB 5/9

MULLEN LAWRENCE N & JANE ELLEN
7716 MYSTIC POINT CT W
JACKSONVILLE, FL 32277

2023

42-2N-27-4460-0023-0000

BUILDING CHARACTERISTICS

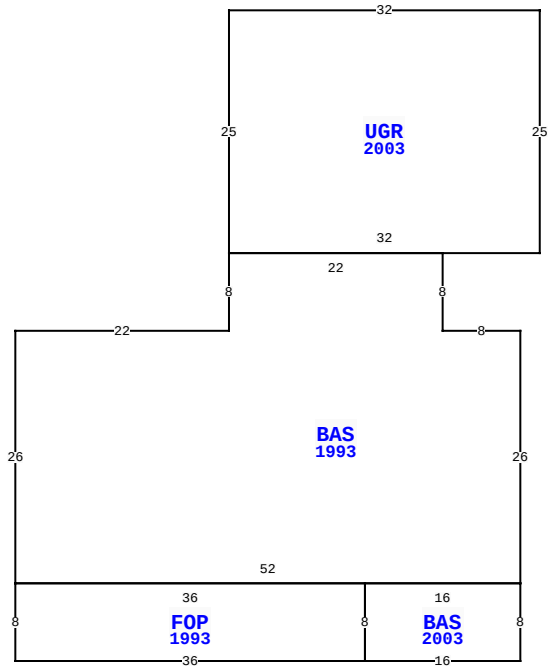
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	1,528	127,090
BAS	128	100	128	10,646
FOP	288	30	86	7,153
UGR	800	45	360	29,943
TOTALS	2,744		2,102	174,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,102	111.0340	100.21	210,641	1988	1988	0	0	0	17.00	83.00

1 SINGLE FAM – 0% - 0 Heated Area: 1656 HX Base Yr



85312 MYRTICE 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	174,832
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	255,232
SOH/AGL Deduction	23,858
ASSESSED VALUE	231,374
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,374
TOTAL JUST VALUE	255,232
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4469	NEW CONSTR	44,142	10/29/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2177/0047	2/06/2018	QC	U	I	11	77,200
GRANTOR: MULLEN LAWRENCE N & J						
GRANTEE: MULLEN LAWRENCE N &						
1295/1028	2/15/2005	WD	Q	I		140,000
GRANTOR: THIGPEN ROBIN R						
GRANTEE: MULLEN GLORIA A & L						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2003] W32 S25 BAS=[YR=1993] S8 W22 S26
FOP=[YR=1993] S8 E36 BAS=[YR=2003] E16 N8 W16 S8 $ N8 W36 $
E52 N26 W8 N8 W22 $ E32 N25 $.

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
2	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50	6.50	100	1988	1988	3	57	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	000100	C	SFR	0		RS-2	100.00	200.00	2.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	80,000							

REVIEW DATE 09/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS