LOTS 24 & 31 & S60' OF 25 & 30
IN OR 1880/36
R498140 & R498141

SYLVESTER DANIEL
85332 MYRTICE ROAD
YULEE, FL 32097

2023

42-2N-27-4460-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

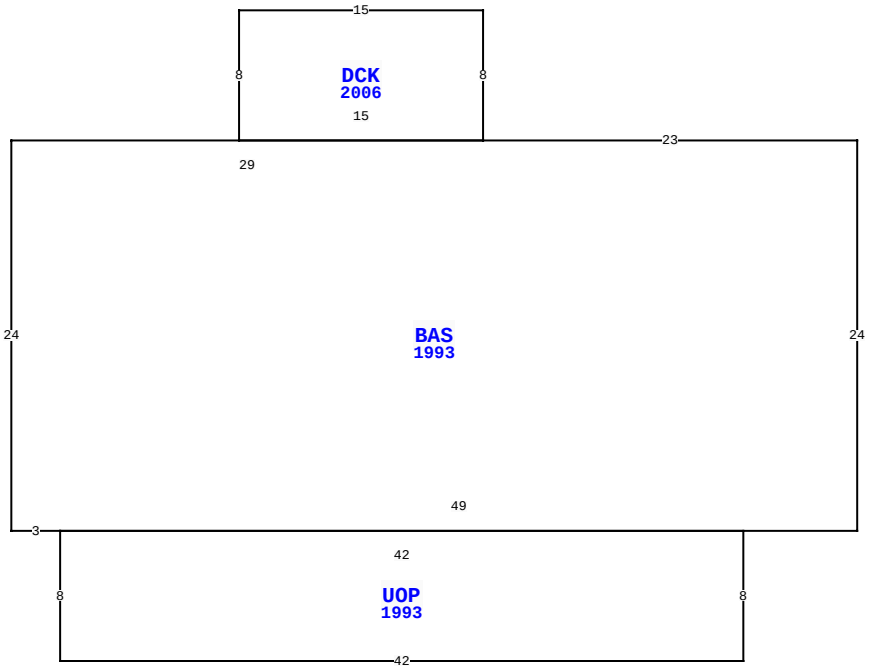
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,248	100	1,248	24,482
DCK	120	15	18	353
UOP	336	25	84	1,648
TOTALS	1,704		1,350	26,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,350	100.6000	65.39	88,276	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



85332 MYRTICE RD, YULEE

BLD DATE	07/19/2007 JM	LGL DATE	
XF DATE	07/19/2007 JM	LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,483
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	146,483
SOH/AGL Deduction	89,769
ASSESSED VALUE	56,714
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,714
TOTAL JUST VALUE	146,483
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-750	MH MOVE-ON	0	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1880/0036	9/09/2013	QC	U	I	11	100
GRANTOR: SYLVESTER DANIEL E &						
GRANTEE: SYLVESTER DANIEL						
1491/1988	4/12/2007	QC	U	I	01	100
GRANTOR: SYLVESTER ROBERT W &						
GRANTEE: SYLVESTER DANIEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 DCK=[YR=2006] N8 W15 S8 E15$ W29 S24 E3
UOP=[YR=1993] S8 E42 N8 W42$ E49 N24$.

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	0		RS-2	160.00	200.00	3.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	120,000							

REVIEW DATE 09/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS