

PT OF LOTS 3 & 4
 IN OR 2518/1305
 1972SW/MH CONV&1985 HARR SW/MH

CRUMP KEVIN
 PO BOX 1337
 YULEE, FL 32041

2023

42-2N-27-4500-0003-0040

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
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
BAS	672	100	672
BAS	180	100	180
UOP	200	25	50
TOTALS	1,052		902

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	902	94.2000	61.23	55,229	1972	1976	0	0	70.00	30.00

1 M/H 93- - 0% - 0 Heated Area: 852 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		34,130	
TOTAL MARKET OB/XF VALUE		935	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		155,065	
SOH/AGL Deduction		21,144	
ASSESSED VALUE		133,921	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		133,921	
TOTAL JUST VALUE		155,065	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		121,746	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15345	ELEC OTHER	0	07/01/2005
M10077	MECH OTHER	0	07/01/2005
P09766	OTHER	0	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/1305	11/29/2021	WD	U	I	37	47,000
GRANTOR: MANNING JAMES F & PAT						
GRANTEE: CRUMP KEVIN						
0864/0231	1/25/1999	WD	Q	I		35,000
GRANTOR: DEES WAYNE B						
GRANTEE: MANNING JAMES F & P						

EXTRA FEATURES																
L N	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	0680	POLE SHED	0	0	14	10			10.00	100	1978	1978	3	20	280	
4	0810	CONCRETE A	0	0	10	10			6.50	100	1985	1985	3	49.5	322	
5	0350	CARPORT WD	0	0	16	8			13.00	100	1990	1990	3	20	333	
TOTALS															935	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W18 S10 BAS=[YR=1993] W38 S12 E32 UOP=[YR=1993] S10 E20 N10 W20 \$ E24 N12 W18 \$ E18 N10 \$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	235.00	200.00	3.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	120,000							

