PT OF LOT 7 2002 FLEE DW
IN OR 2117/1239
YULEE FARMS SUB 1 PB 2/37

LITCHFIELD CALVIN H
85079 WILSON ST
YULEE, FL 32097

2023

42-2N-27-4500-0007-0050

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	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

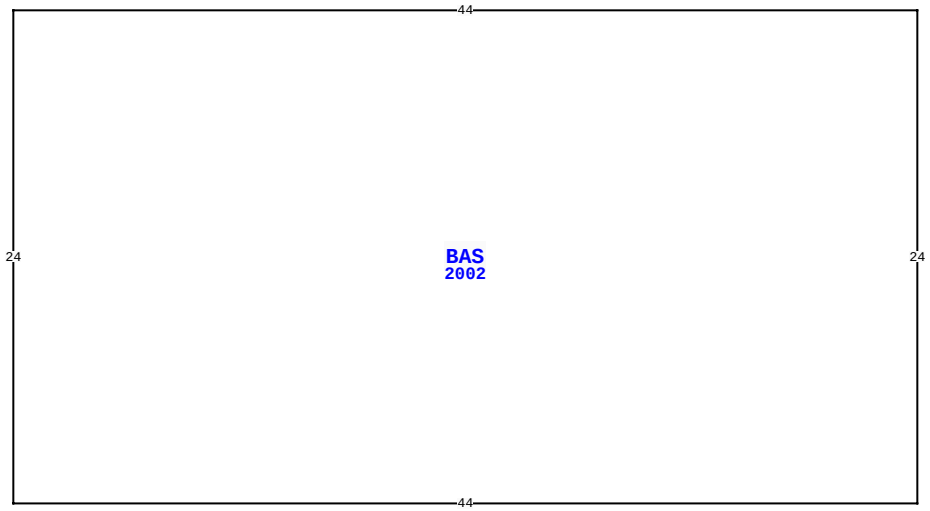
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	45,050
TOTALS	1,056		1,056	45,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	117.2000	82.04	86,634	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2018 Heated Area: 1056 HX Base Yr 2018



85079 WILSON ST, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		45,050
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		95,050
SOH/AGL Deduction		39,777
ASSESSED VALUE		55,273
TOTAL EXEMPTION VALUE	HX HB	30,273
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		95,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/1239	5/03/2017	QC	U	I	11	100
GRANTOR: LITCHFIELD MARTHA FAY						
GRANTEE: LITCHFIELD CALVIN H						
0856/0305	11/18/1998	DG	U	I	06	100
GRANTOR: STRICKLAND BARNEY JR						
GRANTEE: STRICKLAND BARNEY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W44 S24 E44 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	100	0007	RM	100.00	200.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/15/2017 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS