PT OF LOT 9
IN OR 2333/1178
ESMT IN OR 703/307

HERRINGTON-HORNE DEANNA/HORNE JOHN MICHAEL
85068 AIRPLANE LANE
YULEE, FL 32097

2023

42-2N-27-4500-0009-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

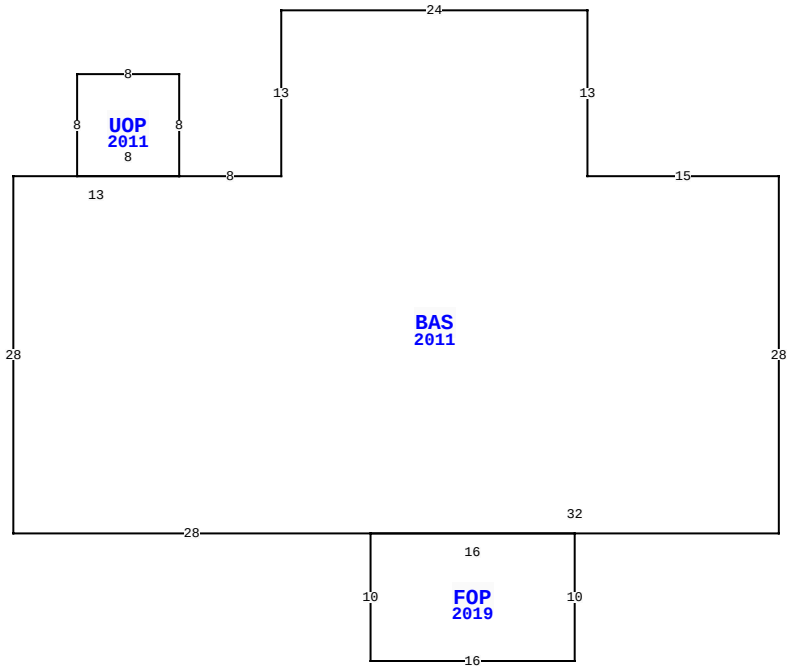
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,992	100	1,992	40,722
FOP	160	30	48	981
UOP	64	25	16	327
TOTALS	2,216		2,056	42,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	2,056	125.8000	81.77	168,119	1984	1994	0	0	5	70.00	25.00

3 M/H 93- – 0% - 0 Heated Area: 1992 HX Base Yr



85066 AIRPLANE LN, 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	42,030
TOTAL MARKET OB/XF VALUE	9,106
TOTAL LAND VALUE - MARKET	62,400
TOTAL MARKET VALUE	113,536
SOH/AGL Deduction	17,334
ASSESSED VALUE	96,202
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,202
TOTAL JUST VALUE	113,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V0105	REMODEL	2,000	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2333/1178	1/17/2020	WD	U	I	37	40,000
GRANTOR: DOVER DEBORAH S						
GRANTEE: HERRINGTON-HORNE DE						
2333/1176	1/16/2020	QC	U	I	11	100
GRANTOR: DOVER STEPHEN D						
GRANTEE: DOVER DEBORAH S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W15 N13 W24 S13 W8 UOP=[YR=2011] N8 W8 S8 E8$
W13 S28 E28 FOP=[YR=2019] S10 E16 N10 W16$ E32 N28$.

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
1	0810	CONCRETE A	0	0	6	12	72.00	SF	6.50	6.50	100	1985	1985	3	49.5	232	
6	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	1999	1999	3	20	1,152	
7	0825	BRICK	0	0	20	35	700.00	SF	6.25	6.25	100	2000	2000	3	94	4,113	
8	0825	BRICK	0	0	26	16	416.00	SF	6.25	6.25	100	2000	2000	3	94	2,444	
9	0855	CONC PAVER	0	0	20	4	80.00	SF	10.00	10.00	100	2000	2000	3	80	640	
10	1243	WD DECK F	0	0	12	6	72.00	SF	8.00	8.00	100	2000	2000	3	20	115	
11	1243	WD DECK F	0	0	16	16	256.00	SF	8.00	8.00	100	2000	2000	3	20	410	

LAND DESCRIPTION

TOTAL OB/XF 9,106

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		RM	113.00	300.00	0.78	AC		1.00	1.00	1.00	80,000.00	80,000.00	62,400							

REVIEW DATE 12/18/2019 BY NW Total Acres: 0.78 Total Land Value: 62,400 Market: 0 Agricultural: 0 Common: 62,400 PRINTED 08/02/2023 BY SYS