PT OF LOT 10 (S-6)
IN OR 2212/1878
2007 CMHM DW/MH

THOMAS DAWN R
85053 DUWARD WAY
YULEE, FL 32097

2023

42-2N-27-4500-0010-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

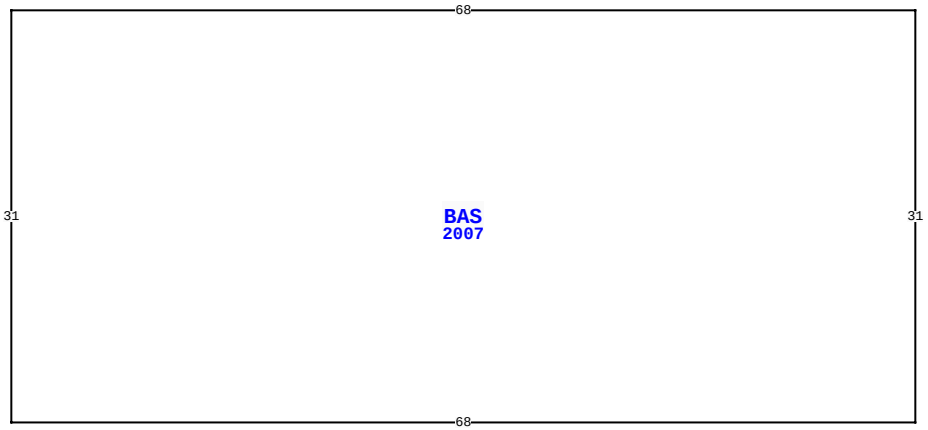
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	106,857
TOTALS	2,108		2,108	106,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,108	116.8000	81.76	172,350	2007	2007	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2019 Heated Area: 2108 HX Base Yr 2019



85053 DUWARD WAY, YULEE

BLD DATE	03/04/2008	KK	LGL DATE	
XF DATE	07/17/2007	JM	LAND DATE	07/17/2007 JM
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		106,857
TOTAL MARKET OB/XF VALUE		1,138
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		187,995
SOH/AGL Deduction		65,048
ASSESSED VALUE		122,947
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		67,947
TOTAL JUST VALUE		187,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2212/1878	7/24/2018	WD	Q	I	01	129,000
GRANTOR: FORDE ANTHONY L & CAT						
GRANTEE: THOMAS ESTE JR & DA						
1493/0278	4/18/2007	WD	U	V	06	100
GRANTOR: FORDE WILLIAM D JR						
GRANTEE: FORDE ANTHONY L & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W68 S31 E68 N31$.

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	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2007	2007	3	35	112	
2	1242	WD DECK A	0	100	9	4	36.00	SF	10.00	10.00	100	2007	2007	3	35	126	
3	1242	WD DECK A	0	100	10	20	200.00	SF	10.00	10.00	100	2009	2009	3	45	900	

LAND DESCRIPTION

TOTAL OB/XF 1,138

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	0002	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 11/13/2019 BY TWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS