

PT OF LOT 22
IN OR 1359/537
2006/HMMT/DWMH

STUMBO VIRGIL
97371 BLACKBEARDS WAY
YULEE, FL 32097-5066

2023

42-2N-27-4500-0022-0030



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4										
Exterior Wall	30	VINYL 100	0800	02	1,920	140.1600	98.11	188,371	2006	2006	0	0	0	40.00	60.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 0% - 0													Heated Area: 1920 HX Base Yr									
Roof Cover	03	COMP SHNGL 100	BAS 2008													STANDARD									
Interior Wall	05	DRYWALL 100														Tax Group: 4 Tax Dist:									
Interior Floo	14	CARPET 70														BUILDING MARKET VALUE 113,023									
Interior Floo	08	SHT VINYL 30														TOTAL MARKET OB/XF VALUE 5,617									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET 127,360									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE 246,000									
Bedrooms	3	100														SOH/AGL Deduction 63,094									
Bathrooms	2	100														ASSESSED VALUE 182,906									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE 0									
Stories	0	0 100														BASE TAXABLE VALUE 182,906									
Units	0	0 100	TOTAL JUST VALUE 246,000																						
Quality		05	Quality Level 05		DOR CODE 0200 MOBILE HOME																				
MAP NUM		MKT AREA		04		NCON VALUE 0																			
NEIGHBORHOOD/LOC		4048.00		INCOME VALUE																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	PREVIOUS YEAR MKT VALUE 181,451																				
BAS	1,920	100	1,920	113,023																					
TOTALS					1,920	1,920	113,023																		
EXTRA FEATURES					85269 AIRPLANE LN, YULEE										BLD DATE 04/11/2007 JM LGL DATE										
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	OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE									
1	0350	CARPORT WD	0	0 24 24	576.00	SF	8.58	8.58	100	1990	1990	3	20	988		1359/0537 10/17/2005 WD Q I 118,000									
2	0681	POLE SHED	0	0 16 12	192.00	SF	15.00	15.00	100	1990	1990	3	20	576		GRANTOR: THORNTON R JR & SANDR									
5	1242	WD DECK A	0	0 0 0	248.00	SF	10.00	10.00	100	2007	2007	3	35	868		GRANTEE: STUMBO VIRGIL									
6	0500	FP-PRE FAB	0	0 0 0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185		1359/0532 10/17/2005 QC U I 07 100									
																GRANTOR: PEEPLES BETTY LEE L/E									
																GRANTEE: PEEPLES BETTY L L/E									
																BUILDING NOTES									
																BUILDING DIMENSIONS									
																BAS=[YR=2008] W64 S30 E64 N30\$.									
LAND DESCRIPTION																TOTAL OB/XF 5,617									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.99	AC		1.00	1.00	0.80	80,000.00	64,000.00	127,360								
REVIEW DATE 11/07/2019 BY TWA Total Acres: 1.99 Total Land Value: 127,360 Market: 0 Agricultural: 0 Common: 127,360 PRINTED 08/02/2023 BY SYS																									