PT OF LOT 27
IN OR 265 PG 121
ESMT IN OR 259 PG 644

BEATTY MARY M BENNETT
85330 AIRPLANE LANE
YULEE, FL 32097

2023

42-2N-27-4500-0027-0010

BUILDING CHARACTERISTICS

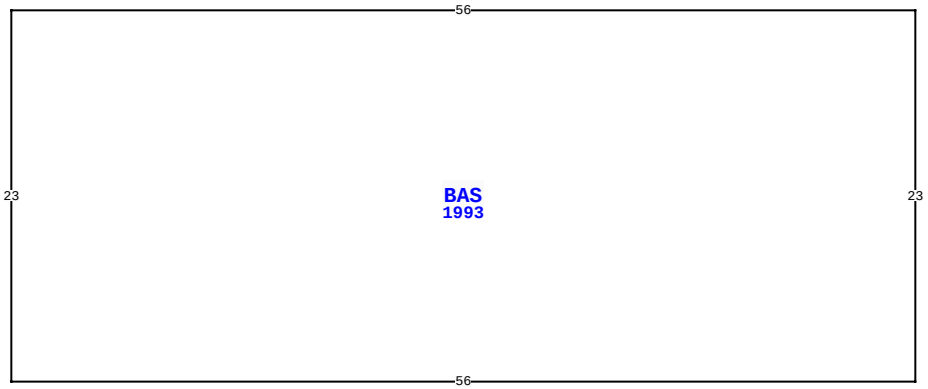
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,288	100	1,288	29,436
TOTALS	1,288		1,288	29,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,288	117.2000	76.18	98,120	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1288 HX Base Yr



85330 AIRPLANE LN, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		29,436
TOTAL MARKET OB/XF VALUE		2,662
TOTAL LAND VALUE - MARKET		88,800
TOTAL MARKET VALUE		120,898
SOH/AGL Deduction		73,715
ASSESSED VALUE		47,183
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,183
TOTAL JUST VALUE		120,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0572/0716	6/13/1989	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: BENNETT MESHELL						
0265/0121	5/01/1978	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S23 E56 N23$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
2	1242	WD DECK A	0	100	8	22	176.00	SF	10.00	10.00	100	1988	1988	3	20	352	

LAND DESCRIPTION

TOTAL OB/XF 2,662

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.11	AC		1.00	1.00	1.00	80,000.00	80,000.00	88,800							

REVIEW DATE 02/15/2017 BY SBX Total Acres: 1.11 Total Land Value: 88,800 Market: 0 Agricultural: 0 Common: 88,800 PRINTED 08/02/2023 BY SYS