

LOT 29 IN OR 1924/726
S-1 & S-2
(EX PT OR 694/742 (S-3) &

HODGES DOROTHY D
85206 AIRPLANE LN
YULEE, FL 32097

2023

42-2N-27-4500-0029-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

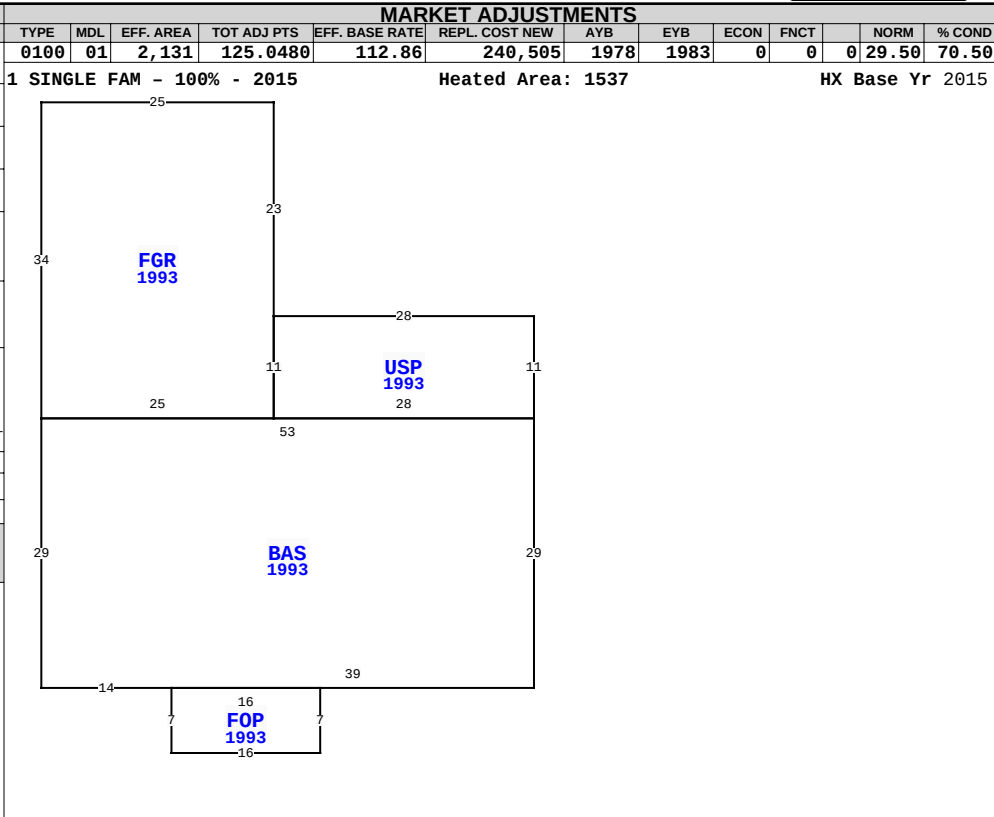
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	1,537	122,294
FGR	850	55	468	37,237
FOP	112	30	34	2,705
USP	308	30	92	7,320

TOTALS	2,807		2,131	169,556
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0200	BARN WD 0-	0	100	0	0	864.00	SF	10.00	10.00	
2	0812	CONCRETE C	0	100	0	0	1,686.00	SF	4.00	4.00	
3	0803	ASPHALT C	0	100	0	0	2,400.00	SF	2.00	2.00	
4	0940	SHEDS/PORT	0	100	20	20	400.00	SF	20.10	20.10	
5	1242	WD DECK A	0	100	11	10	110.00	SF	10.00	10.00	
6	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
8	0351	CARPORT MT	0	100	21	17	357.00	SF	8.50	8.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.89	AC	
2	009400	C	RIGHTOFWAY	0			0.00	0.00	0.28	AC	



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

TOTAL OB/XF											
12,530											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0200	BARN WD 0-	0	100	0	0	864.00	SF	10.00	10.00	
2	0812	CONCRETE C	0	100	0	0	1,686.00	SF	4.00	4.00	
3	0803	ASPHALT C	0	100	0	0	2,400.00	SF	2.00	2.00	
4	0940	SHEDS/PORT	0	100	20	20	400.00	SF	20.10	20.10	
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6	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	
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8	0351	CARPORT MT	0	100	21	17	357.00	SF	8.50	8.50	

TOTAL OB/XF											
12,530											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.89	AC	
2	009400	C	RIGHTOFWAY	0			0.00	0.00	0.28	AC	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	169,556		
TOTAL MARKET OB/XF VALUE	12,530		
TOTAL LAND VALUE - MARKET	151,228		
TOTAL MARKET VALUE	333,314		
SOH/AGL Deduction	149,095		
ASSESSED VALUE	184,219		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	134,219		
TOTAL JUST VALUE	333,314		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	261,771		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007168	CARPORT	3,300	05/01/2000
R991740	REPAIR/RRF	12,000	05/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1924/0726	6/25/2014	WD	Q	I	01	147,000	
GRANTOR: JOHNSON DIANE RENEE E							
GRANTEE: HODGES DOROTHY D							
0709/0973	7/20/1994	WD	Q	I		110,000	
GRANTOR: HIGGINBOTHAM ROBERT &							
GRANTEE: TAYLOR THOMAS & DOR							

BUILDING NOTES							
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BUILDING DIMENSIONS							
USP=[YR=1993] W28 FGR=[YR=1993] N23 W25 S34 BAS=[YR=1993] S29 E14 FOP=[YR=1993] S7 E16 N7 W16\$ E39 N29 W53\$ E25 N11\$ S11 E28 N11\$.							