PT LOT 29 IN OR 2269/575
YULEE FARMS SUB 1 PB 2/37

LLOYD BRANDON & ANGELA
85208 AIRPLANE LANE
YULEE, FL 32097

2023

42-2N-27-4500-0029-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

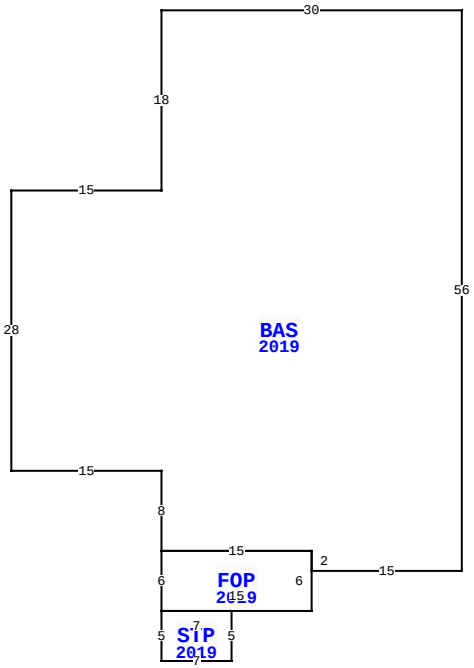
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100	2,070	143,244
FOP	90	30	27	1,868
STP	35	10	4	276
TOTALS	2,195		2,101	145,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	2,101	101.9200	71.34	149,885	2019	2019	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2020 Heated Area: 2070 HX Base Yr 2020



85208 AIRPLANE LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		145,388
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		68,814
TOTAL MARKET VALUE		214,202
SOH/AGL Deduction		72,032
ASSESSED VALUE		142,170
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,170
TOTAL JUST VALUE		214,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1903578	MH MOVE-ON	0	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2269/0575	4/22/2019	QC	U	V	11	100

GRANTOR: HODGES DOROTHY D
GRANTEE: LLOYD BRANDON & ANG

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S18 W15 S28 E15 S8 FOP=[YR=2019] S6
STP=[YR=2019] S5 E7 N5 W7$ E15 N6 W15$ E15 S2 E15 N56 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0.86	AC		1.00	1.00	1.00	80,000.00	80,000.00	68,800							
2	009400	C	RIGHTOFWAY	0			0.00	0.00	0.14	AC		1.00	1.00	1.00	100.00	100.00	14							

REVIEW DATE 12/10/2019 BY NWTW Total Acres: 1.00 Total Land Value: 68,814 Market: 0 Agricultural: 0 Common: 68,814 PRINTED 08/02/2023 BY SYS