LOT 30 (EX S-1)
IN OR 1960/1985
EX ESMT OR 670/236

MCDUFFIE BARBARA C/ELKINS JAMES FRANK
85194 AIRPLANE LN
YULEE, FL 32097

2023

42-2N-27-4500-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06

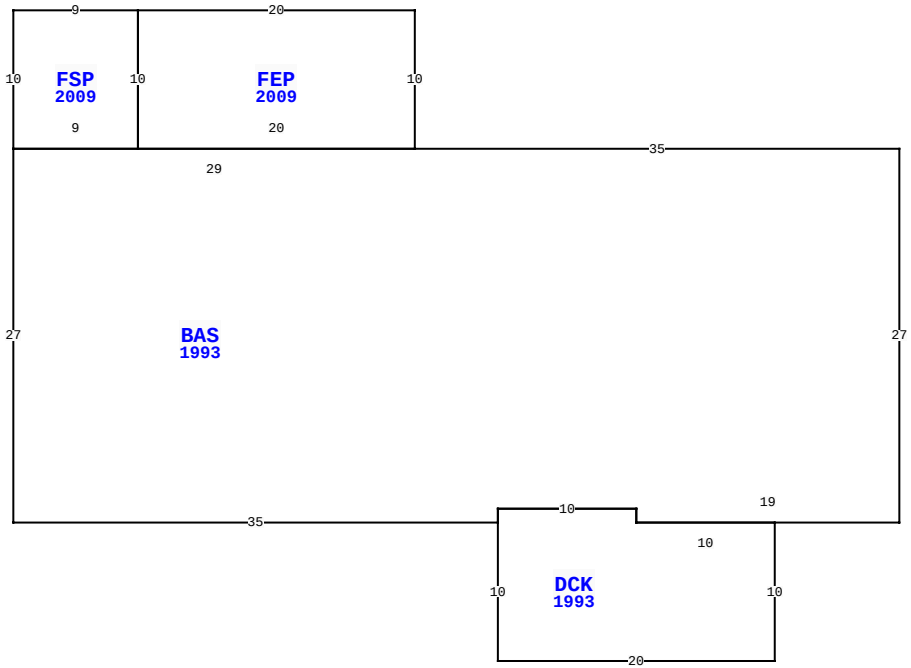
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100	1,718	54,179
DCK	210	15	32	1,009
FEP	200	85	170	5,361
FSP	90	60	54	1,703
TOTALS	2,218		1,974	62,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,974	161.7200	105.12	207,507	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2009 Heated Area: 1888 HX Base Yr 2009



85194 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		108,767
TOTAL MARKET OB/XF VALUE		20,011
TOTAL LAND VALUE - MARKET		286,400
TOTAL MARKET VALUE		415,178
SOH/AGL Deduction		265,413
ASSESSED VALUE		149,765
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,765
TOTAL JUST VALUE		415,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02224	XFOB	0	09/01/1995
8600	XFOB	15,020	01/06/1993
9101	MH MOVE-ON	36,000	11/12/1992
5513	ADDITION	31,587	02/10/1989
2910	H/AC	2,000	02/10/1989
3393	NEW BATH	0	02/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1960/1985	2/03/2015	QC	U	I	11	100
GRANTOR: MCDUFFIE BARBARA C						
GRANTEE: MCDUFFIE BARBARA C						
1550/0812	2/11/2008	WD	Q	I		190,000
GRANTOR: THORNTON JAMES R JR &						
GRANTEE: MCDUFFIE BARBARA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 FEP=[YR=2009] N10 W20 FSP=[YR=2009] W9 S10 E9 N10$ S10 E20 $ W29 S27 E35 DCK=[YR=1993] S10 E20 N10 W10 N1 W10 S1$ N1 E10 S1 E19 N27$.

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	0940	SHEDS/PORT	0	100	12	20	240.00	SF	20.10	20.10	100	1991	1991	3	20	965	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
3	0350	CARPORT WD	0	100	37	32	1,184.00	SF	13.00	13.00	100	1993	1993	3	20	3,078	
6	0940	SHEDS/PORT	0	100	8	27	112.00	SF	30.00	30.00	100	1994	1994	3	20	672	
8	1242	WD DECK A	0	100	0	0	445.00	SF	10.00	10.00	100	1994	1994	3	20	890	
9	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1996	1996	3	20	720	
10	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1996	1996	3	20	576	
11	0811	CONCRETE B	0	100	0	0	1,496.00	SF	5.20	5.20	100	1996	1996	3	73	5,679	
12	1242	WD DECK A	0	100	0	0	435.00	SF	10.00	10.00	100	2011	2011	3	55	2,393	
13	0462	ST/AL FNC	0	100	90	0	360.00	SF	10.00	10.00	100	2011	2011	3	68	2,448	

TOTAL OB/XF 20,011

LAND DESCRIPTION

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	0002	OR	0.00	0.00	3.58	AC		1.00	1.00	1.00	80,000.00	80,000.00	286,400							

REVIEW DATE 12/06/2022 BY NWA Total Acres: 3.58 Total Land Value: 286,400 Market: 0 Agricultural: 0 Common: 286,400 PRINTED 08/02/2023 BY SYS

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EX ESMT OR 670/236

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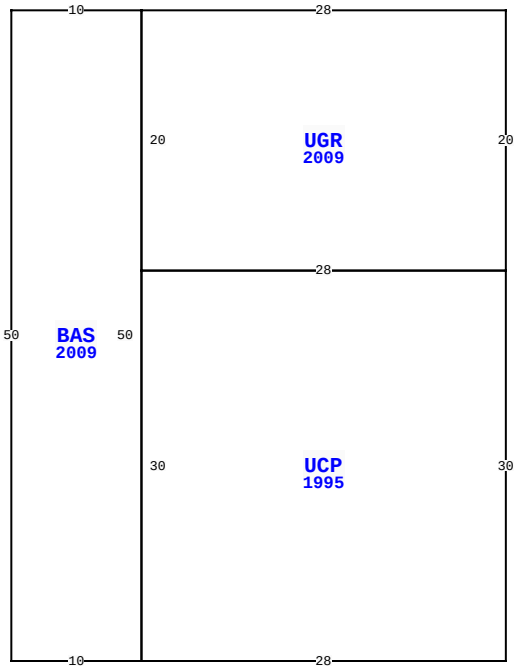
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 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	500	100	500	25,280
UCP	840	20	168	8,494
UGR	560	45	252	12,741
TOTALS	1,900		920	46,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	920	113.2920	56.65	52,118	1995	2000	0	0	0	10.75	89.25

2 ACCESORY U – 100% - 2009 Heated Area: 500 HX Base Yr 2009



85194 AIRPLANE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: THORNTON JAMES R JR &						
GRANTEE: MCDUFFIE BARBARA C						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2009] W28 BAS=[YR=2009] W10 S50 E10 UCP=[YR=1995] E28 N30 W28 S30$ N50$ S20 E28 N20$.

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

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