

PT LOT 2 IN OR 2220/215
ESMT IN OR 475/471
(EX FPL ESMT OR 397/659)

SCHELL BARBARA S/BOOTH SHEILA A
75046 EDWARDS RD
YULEE, FL 32097

2023

42-2N-27-4540-0002-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMNT 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
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	1,447	100	1,447	59,802
TOTALS	1,447		1,447	59,802

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,447	123.0000	86.10	124,587	1988	2000	0	0	0	52.00	48.00
1 M/H 94+ - 0% - 0												
Heated Area: 1447 HX Base Yr												
85075 FOUR SISTERS LN, YULEE												

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					83,040				
TOTAL MARKET OB/XF VALUE					9,785				
TOTAL LAND VALUE - MARKET					243,200				
TOTAL MARKET VALUE					336,025				
SOH/AGL Deduction					106,464				
ASSESSED VALUE					229,561				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					229,561				
TOTAL JUST VALUE					336,025				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					249,656				

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	26	AL SIDING 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	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		
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	1,064	100	1,064	23,238
TOTALS	1,064		1,064	23,238

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,064	112.0000	72.80	77,459	1987	1990	0	0	0	70.00	30.00	
2 M/H 93- - 0% - 0													
Heated Area: 1064													
HX Base Yr													
14													
76													
BAS 2019													
14													
76													

NASSAU COUNTY PROPERTY					PAGE 2 of 2		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				83,040			
TOTAL MARKET OB/XF VALUE				9,785			
TOTAL LAND VALUE - MARKET				243,200			
TOTAL MARKET VALUE				336,025			
SOH/AGL Deduction				106,464			
ASSESSED VALUE				229,561			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				229,561			
TOTAL JUST VALUE				336,025			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				249,656			