N 182 FT OF W 1/2 OF LOT 3
IN OR 2033/88
1995 FLEET SW/MH

DAVIS JULIE MARIE
85034 FOUR SISTERS LN
YULEE, FL 32097

2023

42-2N-27-4540-0003-0020

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

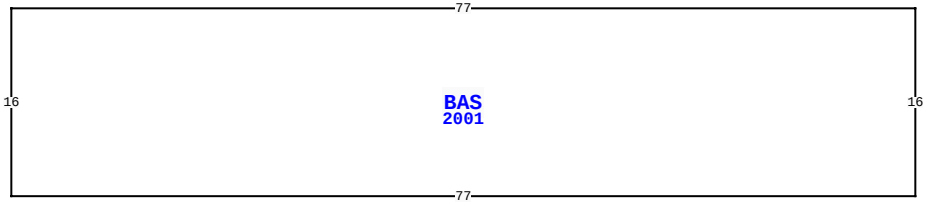
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	17,538
TOTALS	1,232		1,232	17,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,232	81.3400	56.94	70,150	1995	1995	0	0	10	65.00	25.00

1 M/H 94+ – 100% - 2021 Heated Area: 1232 HX Base Yr 2021



85034 FOUR SISTERS LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,538
TOTAL MARKET OB/XF VALUE		192
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		137,730
SOH/AGL Deduction		56,863
ASSESSED VALUE		80,867
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		30,867
TOTAL JUST VALUE		137,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1029	MH MOVE-ON	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2033/0088	3/04/2016	WD	Q	I	01	62,500
GRANTOR: SISTERS 4 LLC						
GRANTEE: DAVIS JULIE MARIE						
1902/1314	2/10/2014	QC	U	I	11	100
GRANTOR: BURKE SHARON ANN ETAL						
GRANTEE: SISTERS 4 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W77 S16 E77 N16 $.

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
3	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	1997	1997	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 192

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	182.00	370.00	1.50	AC		1.00	1.00	1.00	80,000.00	80,000.00	120,000							

REVIEW DATE 02/15/2017 BY SB Total Acres: 1.50 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS