LOT 2 R378383
YULEE WOODS PB 5/56

AUTORE BURL & SANDRA DEC OF TRUST/AUTORE SANDRA J
85462 AVANT RD
YULEE, FL 32097

2023

42-2N-27-4610-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

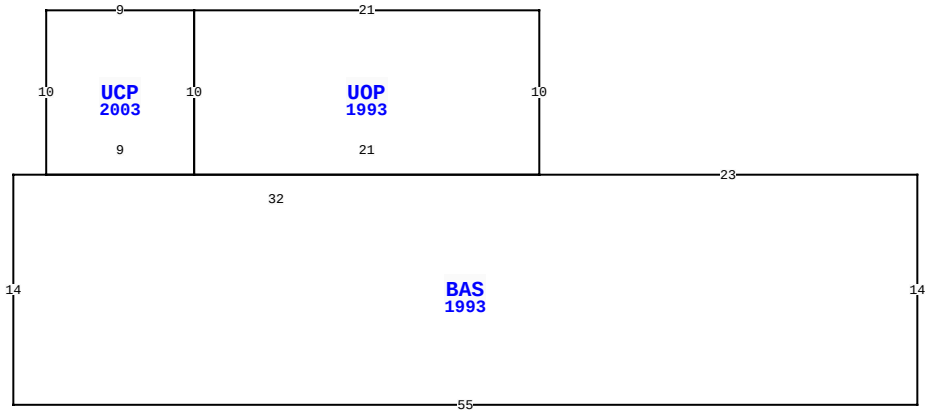
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD 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	770	100	770	16,967
UCP	90	20	18	397
UOP	210	25	52	1,146
TOTALS	1,070		840	18,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	113.0000	73.45	61,698	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 770 HX Base Yr



85239 HADDOCK RD, 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	18,509
TOTAL MARKET OB/XF VALUE	260
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	98,769
SOH/AGL Deduction	0
ASSESSED VALUE	98,769
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,769
TOTAL JUST VALUE	98,769
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0822	3/29/2022	WD	U	I	37	65,000
GRANTOR: WINGATE JAMES E & TAM						
GRANTEE: AUTORE BURL A & SAN						
0734/1567	7/25/1995	WD	Q	I		31,000
GRANTOR: LESLIE RALPH & KAREN						
GRANTEE: WINGATE JAMES & TAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UOP=[YR=1993] N10 W21 UCP=[YR=2003] W9 S10 E9 N10 $ S10 E21 $ W32 S14 E55 N14 $.

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	0751	UOP	0	0	10	10	100.00	SF	10.00	10.00	100	1997	1997	3	26	260	

LAND DESCRIPTION

TOTAL OB/XF 260

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	000102	C	SFR/MH	0		OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS