LOT 4
IN OR 1657/853
1980 APTM DW/MD

FOWLER MICHAEL S & MARGARET
96392 CHESTER RD
YULEE, FL 32097

2023

42-2N-27-4610-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

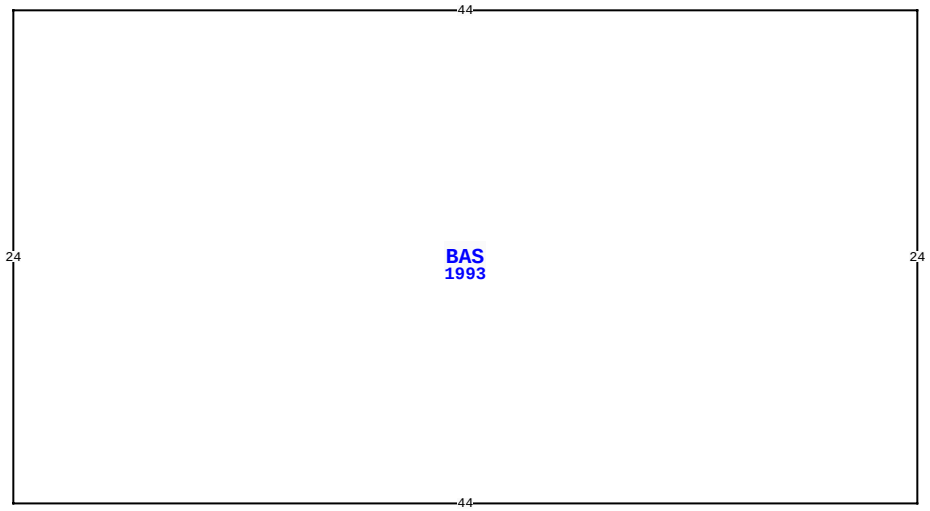
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,056	100	1,056	29,597
TOTALS	1,056		1,056	29,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,056	123.2000	80.08	84,564	1980	1995	0	0	0	65.00	35.00

1 M/H 93- – 0% - 0 Heated Area: 1056 HX Base Yr



85283 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	29,597
TOTAL MARKET OB/XF VALUE	1,614
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	111,211
SOH/AGL Deduction	38,967
ASSESSED VALUE	72,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,244
TOTAL JUST VALUE	111,211
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1657/0853	1/08/2010	QC	U	I	11	100
GRANTOR: FOWLER KIMBERLY & MIC						
GRANTEE: FOWLER MICHAEL S &						
1214/0714	3/10/2004	WD	U	I	23	42,000
GRANTOR: SMITH WILLIAM B & ADR						
GRANTEE: FOWLER MICHAEL S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S24 E44 N24$.

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	0	12	16	192.00	SF	10.00	10.00	100	1990	1990	3	20	384	
4	0351	CARPORT MT	0	0	20	18	360.00	SF	8.50	8.50	100	1997	1997	3	20	612	
5	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50	6.50	100	2006	2006	3	88	618	

LAND DESCRIPTION

TOTAL OB/XF 1,614

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	0006	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