

BLOCK 2 LOT 35
IN OR 1915/1953
R235874 & R235875

SMITH WILLIAM ARTHUR & DAWN BEALE
85241 JOANN RD
YULEE, FL 32097

2023

42-2N-27-4612-0002-0350

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
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
BAS	1,456	100	1,456
DCK	24	15	4
UOP	96	25	24
UOP	128	25	32
TOTALS	1,704		1,516

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,516	122.8000	79.82	121,007	1986	1991	0	0	70.00	30.00

1 M/H 93- - 0% - 0 Heated Area: 1456 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			36,302
TOTAL MARKET OB/XF VALUE			5,233
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			121,535
SOH/AGL Deduction			42,550
ASSESSED VALUE			78,985
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			78,985
TOTAL JUST VALUE			121,535
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			88,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970576	REPAIR/RRF	2,175	01/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1915/1953	4/30/2014	WD	Q	I	01	50,000
GRANTOR: DAVIS LARRY & BETTY						
GRANTEE: SMITH WILLIAM ARTHU						
1523/0849	9/05/2007	WD	U	I	05	74,000
GRANTOR: FEDERAL NATIONAL MTG						
GRANTEE: DAVIS LARRY & BETTY						

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

EXTRA FEATURES																	
L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
2	0940	SHEDS/PORT	0	0	16	20	320.00	SF	30.00	30.00	100	1994	1994	3	20	1,920	
3	1242	WD DECK A	0	0	9	4	36.00	SF	10.00	10.00	100	1998	1998	3	20	72	
4	1242	WD DECK A	0	0	0	0	153.00	SF	10.00	10.00	100	2014	2014	3	70	1,071	

BUILDING NOTES	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

TOTAL OB/XF											
5,233											