

BLOCK 2 LOT 47  
IN OR 2158/1112  
R359540 & R359541

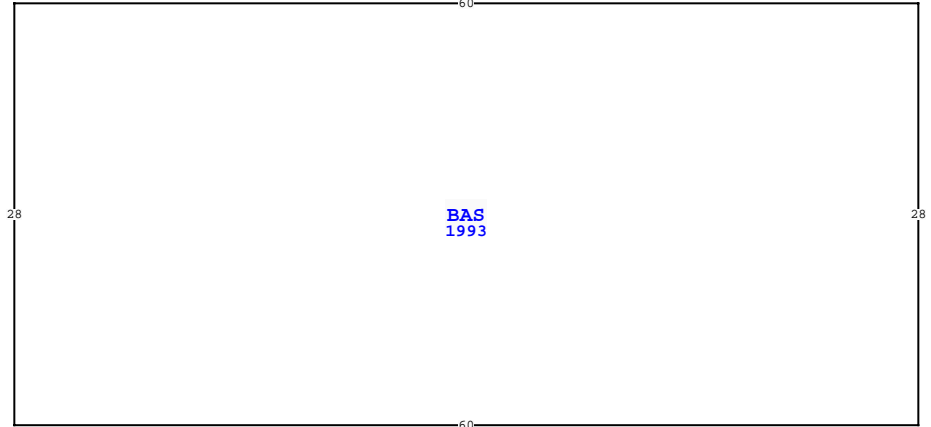
GRAVES CHARLOTTE M  
85589 JOANN RD  
YULEE, FL 32097

2023

42-2N-27-4612-0002-0470

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
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
BAS	1,680	100	1,680
			40,360
TOTALS	1,680		1,680
			40,360

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,680	123.2000	80.08	134,534	1985	1985	0	0	70.00	30.00
1 M/H 93- - 100% - 2019 Heated Area: 1680 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			40,360
TOTAL MARKET OB/XF VALUE			1,498
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			121,858
SOH/AGL Deduction			59,568
ASSESSED VALUE			62,290
TOTAL EXEMPTION VALUE	HX HB WX		42,290
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			121,858
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-0123	GAS PUMPS	1,900	06/01/1993
5499	CARPORT	4,500	02/03/1989
7338	MH MOVE-ON	33,000	06/17/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2158/1112	11/17/2017	TD	U	I	11	100
GRANTOR: SHUFORD HORACE E LIVI						
GRANTEE: GRAVES CHARLOTTE M						
1082/1922	9/26/2002	WD	U	I	01	100
GRANTOR: SHUFORD HORACE E						
GRANTEE: SHUFORD HORACE E TR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0350	CARPORT WD	0 100	24	24	576.00	SF	13.00	13.00	100	1989

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W60 S28 E60 N28\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							