BLOCK 6 LOT 6
IN OR 1882/394
1989 OMNI DW/MH

BASS MARY J
PO BOX 1432
YULEE, FL 32041

2023

42-2N-27-4612-0006-0060

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

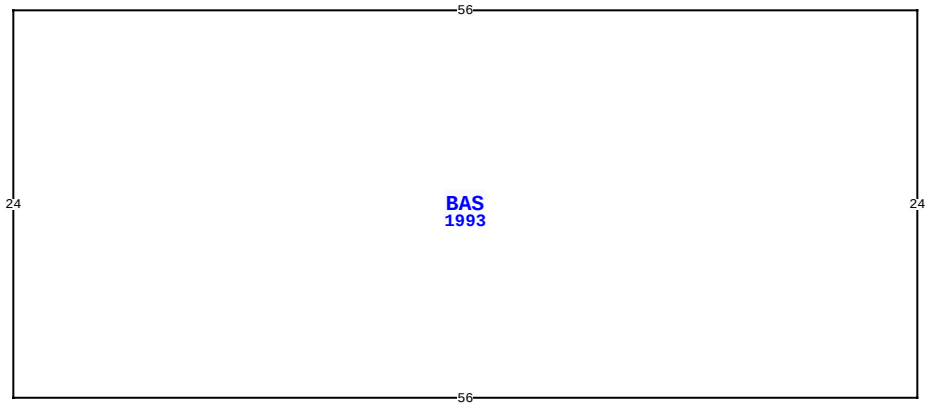
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	54,061
TOTALS	1,344		1,344	54,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	128.9200	83.80	112,627	1988	2000	0	0	0	52.00	48.00

1 M/H 93- – 100% - 2015 Heated Area: 1344 HX Base Yr 2015



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		54,061
TOTAL MARKET OB/XF VALUE		1,939
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		136,000
SOH/AGL Deduction		96,154
ASSESSED VALUE		39,846
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,846
TOTAL JUST VALUE		136,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974207	CHNGE SRVC	0	11/01/1997
8126	MH MOVE-ON	8,000	04/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1882/0394	9/27/2013	WD	Q	I	01	90,000
GRANTOR: STIVERS DANIEL O						
GRANTEE: BASS MARY J						
0895/0464	8/13/1999	WD	Q	I		68,700
GRANTOR: HEDLEY WILLIAM & SHAR						
GRANTEE: STIVERS DANIEL O						

85498 JOANN RD, YULEE

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E56 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
1	1242	WD DECK A	0	100	4	5	20.00	SF	10.00	10.00	100	1988	1988	3	20	40	
2	0810	CONCRETE A	0	100	10	20	200.00	SF	6.50	6.50	100	1987	1987	3	54.5	709	
3	1242	WD DECK A	0	100	14	8	112.00	SF	10.00	10.00	100	1992	1992	3	20	224	
4	0810	CONCRETE A	0	100	3	30	90.00	SF	6.50	6.50	100	1992	1992	3	66	386	
5	0751	UOP	0	0	10	20	200.00	SF	10.00	10.00	100	2000	2000	3	29	580	

LAND DESCRIPTION

TOTAL OB/XF 1,939

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 10/17/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS