

BLOCK 7 LOT 12
IN OR 1685/898
1987 OMNI DW/MH

LADEAU EUGENE R JR/LADEAU JONATHAN D
85506 KIRKLAND RD
YULEE, FL 32097

2023

42-2N-27-4612-0007-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	02	WINDOW 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
BAS	920	100
TOTALS	920	920

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	920	122.3200	79.51	73,149	1987	1990	0	0	70.00	30.00	
1 M/H 93- - 100% - 2011 Heated Area: 920 HX Base Yr 2011												
23 40 23												
BAS 1993												
40												
TOTALS 920 920 21,945												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				21,945			
TOTAL MARKET OB/XF VALUE				4,788			
TOTAL LAND VALUE - MARKET				80,000			
TOTAL MARKET VALUE				106,733			
SOH/AGL Deduction				69,547			
ASSESSED VALUE				37,186			
TOTAL EXEMPTION VALUE				HX HB 25,000			
BASE TAXABLE VALUE				12,186			
TOTAL JUST VALUE				106,733			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				77,640			