BLOCK 7 LOT 33
YULEE WOODS #2 PB 5/83 & 84

CASA DE SOL LLC
521 S 6TH ST
FERNANDINA BEACH, FL 32034

**2023**

**42-2N-27-4612-0007-0330**

## 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 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 |
| Quality | 03 | Quality Level 03 |

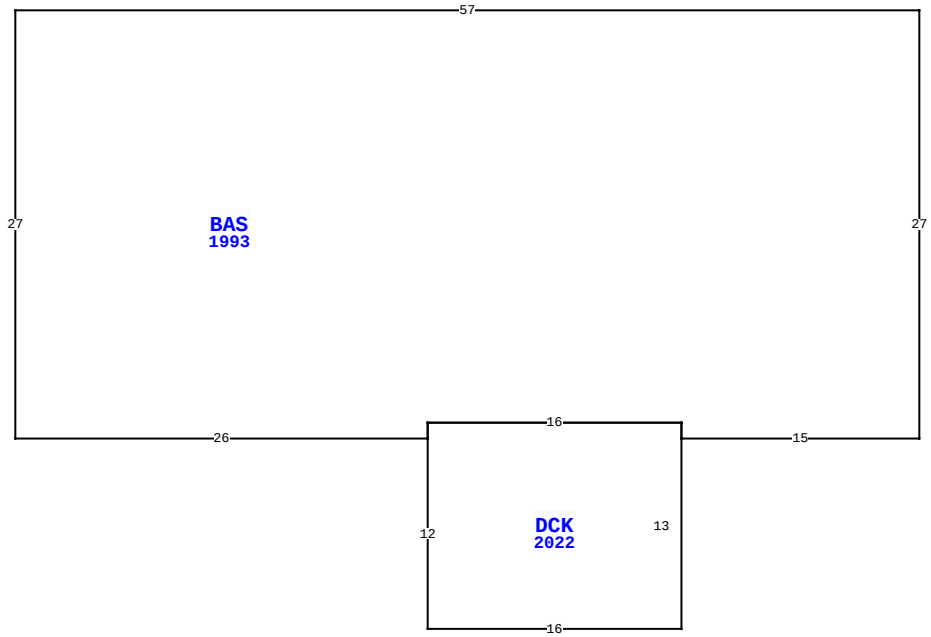
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,523 | 100 | 1,523 | 48,785 |
| DCK | 208 | 15 | 31 | 993 |
| TOTALS | 1,731 | | 1,554 | 49,778 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,554 | 123.2000 | 80.08 | 124,444 | 1991 | 1996 | 0 | 0 | 0 | 60.00 | 40.00 |

1 M/H 93- – 0% - 0 Heated Area: 1523 HX Base Yr




85125 MINER 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 | 49,778 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 80,000 |
| TOTAL MARKET VALUE | 129,778 |
| SOH/AGL Deduction | 21,176 |
| ASSESSED VALUE | 108,602 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 108,602 |
| TOTAL JUST VALUE | 129,778 |
| NCON VALUE | 993 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 97,826 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 974058 | NEW CONSTR | 0 | 10/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2521/1896 | 12/09/2021 | WD | Q | I | 01 | 130,000 |

GRANTOR: HENDRICKS JACOB & STE
GRANTEE: CASA DE SOL LLC

| | | | | | | |
|---|---|---|---|---|---|---|
| 2479/1376 | 7/12/2021 | FJ | U | I | 11 | 0 |

GRANTOR: HENDRICKS STEVEN M
GRANTEE: HENDRICKS JACOB & S

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W57 S27 E26 DCK=[YR=2022] S12 E16 N13 W16 S1$ N1 E16 S1 E15 N27 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/16/2022 BY HS Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS