BLOCK 1 LOT 2
YULEE WOODS #3 PB 5/239

WOODS BARRY N
85637 DUANE ROAD
YULEE, FL 32097

2023

42-2N-27-4613-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85637 DUANE 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	0
TOTAL MARKET OB/XF VALUE	13,382
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	93,382
SOH/AGL Deduction	0
ASSESSED VALUE	93,382
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,382
TOTAL JUST VALUE	93,382
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005634			05/01/2023
23000372	REPLACE MH	0	02/01/2023
20011301	DEMO M/H	0	11/17/2020
V9900045	OTHER	1,000	06/01/1999
B9805650	REPAIR/RRF	3,520	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2592/0694	9/21/2022	WD	Q	V	01	148,000
GRANTOR: CASA DE SOL LLC						
GRANTEE: WOODS BARRY N						
2545/1405	3/01/2022	WD	Q	V	01	127,000
GRANTOR: WELKER CATHY & RONNY						
GRANTEE: CASA DE SOL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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
4	0940	SHEDS/PORT	0	0	16	12	192.00	SF	36.00	36.00	100	1995	1995	3	20	1,382	
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	
7	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 13,382

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 12/04/2020 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS