BLOCK 1 LOT 3
IN OR 684/1651
R787930 & R787931

WALKER MELISSA/WALKER CHRISTOPHER
85601 DUANE RD
YULEE, FL 32097

2023

42-2N-27-4613-0001-0030

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 90
Interior Floo	08	SHT VINYL 10
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

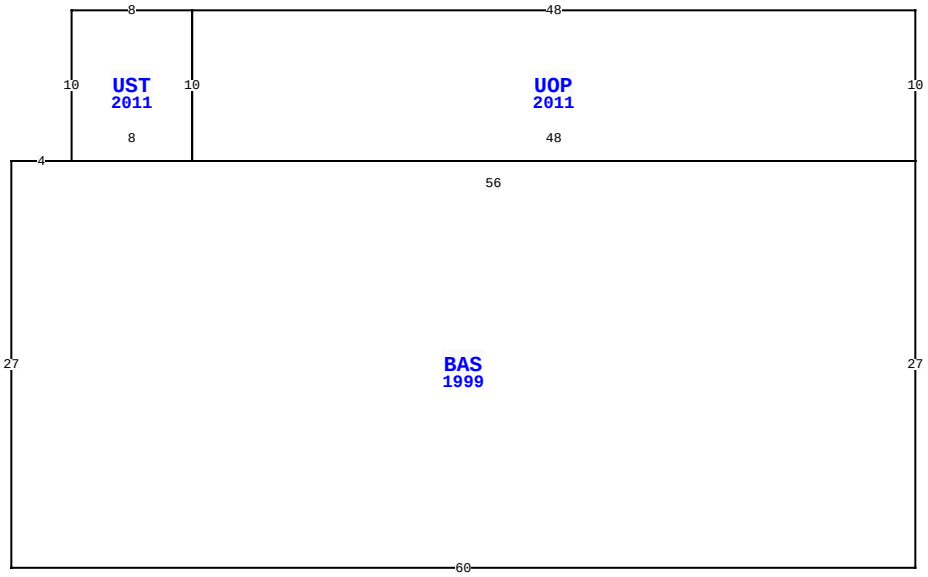
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	61,345
UOP	480	25	120	4,544
UST	80	55	44	1,666
TOTALS	2,180		1,784	67,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,784	117.6000	82.32	146,859	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 50% - 0 Heated Area: 1620 HX Base Yr



85601 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		67,555
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		147,555
SOH/AGL Deduction		52,434
ASSESSED VALUE		95,121
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		70,121
TOTAL JUST VALUE		147,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992637	MH MOVE-ON	0	04/01/1999
93-068	MH MOVE-ON	14,000	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0684/1651	7/15/1993	WD	U	V	01	100
GRANTOR: WALKER CHRIS						
GRANTEE: WALKER CHRIS & M						
0679/0187	4/16/1993	WD	Q	V		16,500
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: WALKER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2011] W48 UST=[YR=2011] W8 S10 BAS=[YR=1999] W4 S27 E60 N27 W56$ E8 N10$ S10 E48N10$.

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

REVIEW DATE 10/20/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS