

BLOCK 1 LOT 4
IN OR 925/1606
R497746 & R497747

TERRY WILLIAM & TRACY
85581 DUANE RD
YULEE, FL 32097

2023

42-2N-27-4613-0001-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0820	02	1,836	117.2000	76.18	139,866	1985	1985	0	0	0	70.00	30.00																	
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 100% - 2001										Heated Area: 1728										HX Base Yr 2001									
Roof Cover	03	COMP SHNGL 100								27 64 27 44 20 18 12 12 18 BAS 1993 USP 2011																													
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		0200MOBILE 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	1,728	100	1,728	39,492																																			
USP	216	50	108	2,468																																			
TOTALS		1,944	1,836	41,960																																			
EXTRA FEATURES																				85581 DUANE RD, YULEE																			
L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100																								
2	0811	CONCRETE B	0 100	0	0	512.00	SF	5.20	5.20	100	1991	1991	3	64	1,704																								
3	1242	WD DECK A	0 100	4	10	40.00	SF	10.00	10.00	100	1990	1990	3	20	80																								
5	0681	POLE SHED	0 100	8	12	96.00	SF	15.00	15.00	100	1993	1993	3	20	288																								
6	0811	CONCRETE B	0 100	0	0	592.00	SF	5.20	5.20	100	1995	1995	3	72	2,216																								
LAND DESCRIPTION																				TOTAL OB/XF 6,388																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 10/20/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																							