BLOCK 1 LOT 7
YULEE WOODS #3 PB 5/239

MORSE KATHERINE MARY/KENNISON CARTER KYLE
85112 PHILLIPS ROAD
YULEE, FL 32097

**2023**

**42-2N-27-4613-0001-0070**

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

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 14,323 |
| TOTAL LAND VALUE - MARKET | 80,000 |
| TOTAL MARKET VALUE | 94,323 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 94,323 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 94,323 |
| TOTAL JUST VALUE | 94,323 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 78,715 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23002075 | CO ISSUED | 0 | 02/16/2023 |
| 22013204 | MODULAR HM | 0 | 08/29/2022 |
| MH155679 | CO ISSUED | 0 | 10/19/2015 |
| MH155679 | MH MOVE-ON | 0 | 10/01/2015 |
| 8882 | MH MOVE-ON | 29,900 | 05/05/1992 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2547/1004 | 3/10/2022 | WD | Q | I | 01 | 73,000 |
| GRANTOR: BASS CONNIE J JR | | | | | | |
| GRANTEE: MORSE KATHERINE M & | | | | | | |
| 2486/1120 | 6/15/2021 | WD | U | I | 12 | 65,000 |
| GRANTOR: 21ST MORTGAGE CORPORA | | | | | | |
| GRANTEE: BASS CONNIE J JR | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | 11/16/2015 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

85483 DUANE RD, YULEE

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0681 | POLE SHED | 0 | 0 | 22 | 16 | 352.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 44 | 2,323 | |
| 2 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2015 | 2015 | 3 | 100 | 6,000 | |
| 3 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2015 | 2015 | 3 | 100 | 6,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 14,323

| 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 04/19/2023 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS