BLOCK 1 LOT 11
YULEE WOODS #3 PB 5/239

TURNER WARREN E/TURNER CAMELLIA
85361 DUANE RD
YULEE, FL 32097

2023

42-2N-27-4613-0001-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

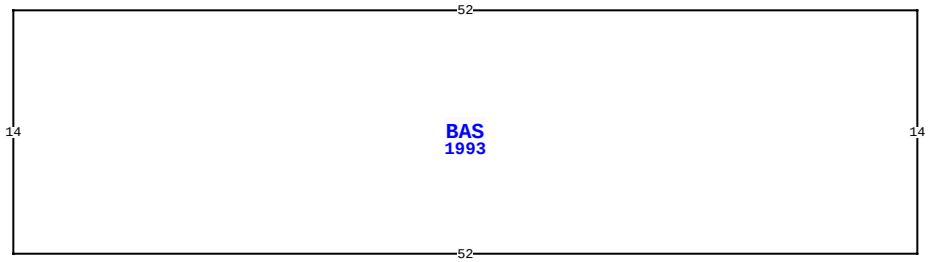
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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	728	100	728	16,127
TOTALS	728		728	16,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	728	113.6000	73.84	53,756	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 728 HX Base Yr 2021



85361 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		16,127
TOTAL MARKET OB/XF VALUE		2,195
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		98,322
SOH/AGL Deduction		26,090
ASSESSED VALUE		72,232
TOTAL EXEMPTION VALUE	HX HB	47,232
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		98,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23445	REMODEL	1,500	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2284/1128	6/25/2019	QC	U	I	11	100
GRANTOR: HODGSON GARY LEE						
GRANTEE: TURNER WARREN E & C						
0604/0362	8/09/1990	WD	Q	V		16,500
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: HODGSON GARY G JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S14 E52 N14 $.

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	100	18	24	432.00	SF	15.00	15.00	100	1995	1995	3	24	1,555	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2010	2010	3	50	320	
3	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2010	2010	3	50	320	

LAND DESCRIPTION

TOTAL OB/XF 2,195

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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS