

BLOCK 2 LOT 13 R497441
 IN OR 1088/1734
 YULEE WOODS #3 PB 5/239

STEARN CHRISTOPHER L & AMANDA
 85329 MINER RD
 YULEE, FL 32097

2023

42-2N-27-4613-0002-0130



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		2 100	
Bathrooms		2.5 100	
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
BAS	924	100	924
			SUBAREA MARKET VALUE
			21,189
TOTALS	924		924
			21,189

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0820	02	924	117.6000	76.44	70,631	1991	1991	0	0	70.00	30.00												
1 M/H 93- - 100% - 2003 Heated Area: 924 HX Base Yr 2003																							
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 1993</div> </div>																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																					
XF DATE		LAND DATE																					
INC DATE		AG DATE																					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			21,189
TOTAL MARKET OB/XF VALUE			96
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			101,285
SOH/AGL Deduction			66,477
ASSESSED VALUE			34,808
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			9,808
TOTAL JUST VALUE			101,285
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8709	MH MOVE-ON	19,000	10/18/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1088/1734	10/21/2002	WD	Q	I		61,500
GRANTOR: MARCHAND MITCHELL J						
GRANTEE: STEARN CHRISTOPHER						
0874/1750	3/18/1999	WD	Q	I		42,500
GRANTOR: DAVIS MARK D						
GRANTEE: MARCHAND MITCHELL J						

EXTRA FEATURES																
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	1242	WD DECK A	0	100	6	8			48.00	SF	10.00				96	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W66 S14 E66 N14 \$.

LAND DESCRIPTION																		TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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										