BLOCK 3 LOT 2 R567935
IN OR 570 PG 462
YULEE WOODS #3 PB 5/239

LONG MARIE A
85460 DUANE ROAD
YULEE, FL 32097

2023

42-2N-27-4613-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

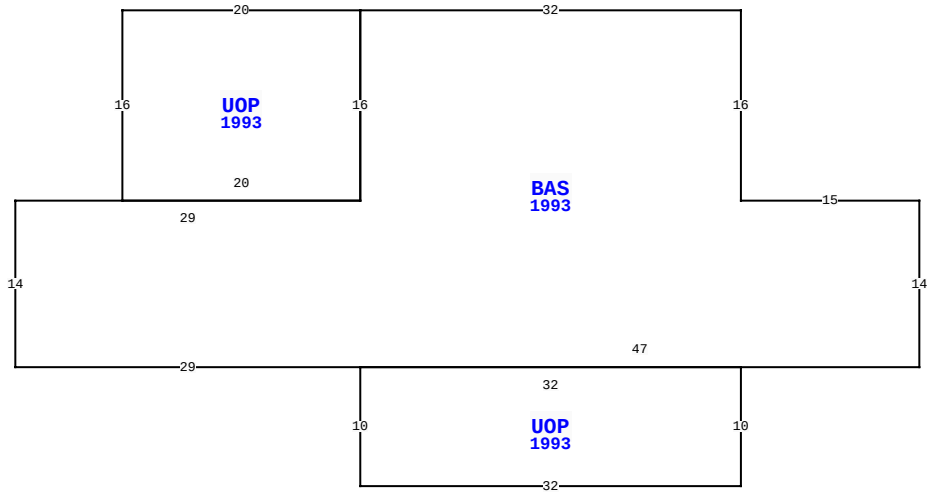
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,576	100	1,576	33,805
UOP	320	25	80	1,716
UOP	320	25	80	1,716
TOTALS	2,216		1,736	37,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,736	110.0000	71.50	124,124	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1576 HX Base Yr



85460 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		37,237
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		124,237
SOH/AGL Deduction		80,726
ASSESSED VALUE		43,511
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		13,511
TOTAL JUST VALUE		124,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996248	SWIM POOL	3,000	07/01/1999
94-01149	GARAGE	12,138	07/06/1994
7600	ADDITION	21,140	10/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0570/0462	5/18/1989	WD	Q	V		17,500

GRANTOR: SHEFFIELD WM ET AL

GRANTEE: LONG THOMAS & MARIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N16 W32 UOP=[YR=1993] W20 S16 E20 N16$ S16 W29 S14 E29 UOP=[YR=1993] S10 E32 N10 W32$ E47 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	12	12	144.00	SF	15.00	15.00	100	1992	1992	3	20	432	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
4	0940	SHEDS/PORT	0	100	34	10	340.00	SF	30.00	30.00	100	1994	1994	3	20	2,040	
5	0350	CARPORT WD	0	100	34	20	680.00	SF	13.00	13.00	100	1994	1994	3	20	1,768	
6	1242	WD DECK A	0	100	15	15	225.00	SF	10.00	10.00	100	1999	1999	3	20	450	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		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