BLOCK 4 LOT 2
IN OR 2072/1625
R378399 & R378400 & R433701

DERAWAY JASON L & LORNA J
85352 DUANE RD
YULEE, FL 32097

2023

42-2N-27-4613-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 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	04	Quality Level 04

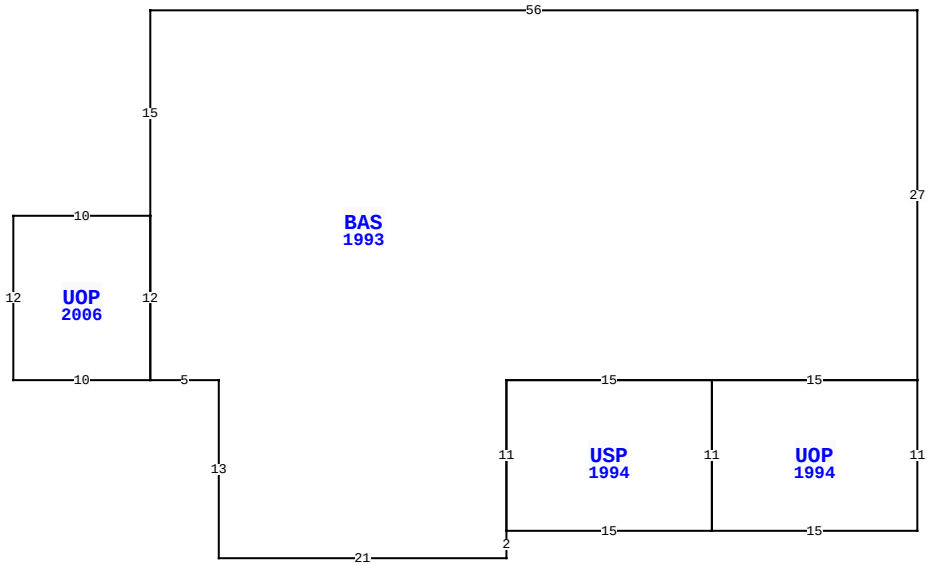
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,785	100	1,785	101,716
UOP	165	25	41	2,336
UOP	120	25	30	1,710
USP	165	50	82	4,673
TOTALS	2,235		1,938	110,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,938	128.9200	83.80	162,404	1990	2010	0	0	0	32.00	68.00

1 M/H 93- – 100% - 2018 Heated Area: 1785 HX Base Yr 2018



BLD DATE	02/20/2007	JM	LGL DATE
XF DATE	02/20/2007	JM	LAND DATE
INC DATE			AG DATE

85352 DUANE RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		110,435
TOTAL MARKET OB/XF VALUE		2,772
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		193,207
SOH/AGL Deduction		93,446
ASSESSED VALUE		99,761
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,761
TOTAL JUST VALUE		193,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8074	MH MOVE-ON	34,000	03/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2072/1625	9/16/2016	SW	Q	I	01	127,000
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: DERAWAY JASON L & L						
2046/0943	5/13/2016	SW	U	I	12	41,400
GRANTOR: BANK OF AMERICA N A						
GRANTEE: RIVER CITY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S15 UOP=[YR=2006] W10 S12 E10 N12$ S12 E5 S13 E21 N2 USP=[YR=1994] E15N11 W15 S11$ N11 E15 UOP=[YR=1994] S11 E15 N11 W15$ E15 N27$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	20.10	20.10	100	1992	1992	3	20	322	

LAND DESCRIPTION

TOTAL OB/XF 2,772

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 05/10/2017 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS