BLOCK 4 LOT 3
1990 DEST DW/MH
YULEE WOODS #3 PB 5/239

FERRELL MICHAEL T & CATHERINE
85099 ASHLEY AVE
YULEE, FL 32097

2023

42-2N-27-4613-0004-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	01	Quality Level 01

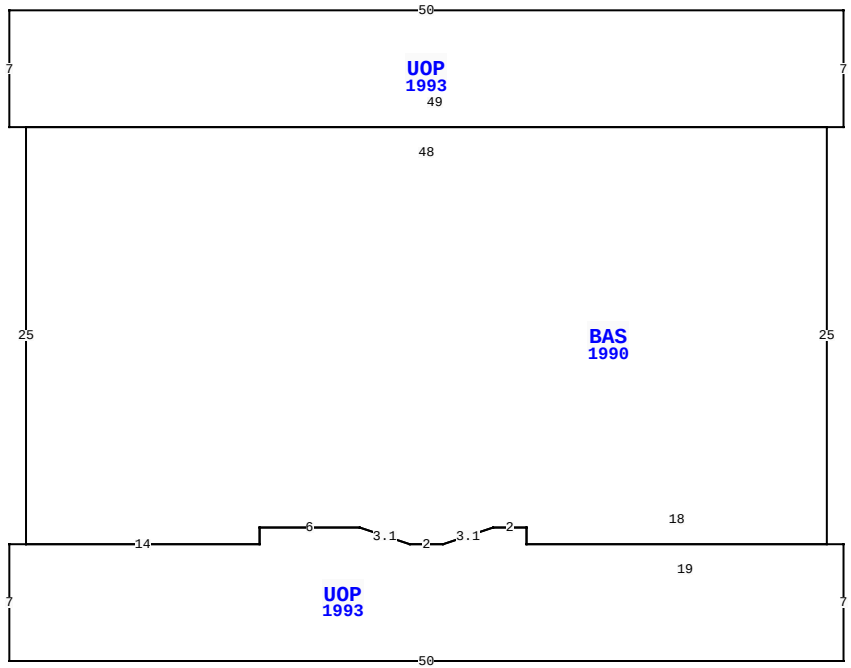
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100	1,189	9,845
UOP	350	25	88	729
UOP	361	25	90	745
TOTALS	1,900		1,367	11,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,367	63.6900	41.40	56,594	1990	1990	0	0	20	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1189 HX Base Yr



85262 DUANE RD, YULEE

BLD DATE	03/05/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	11,319
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	91,319
SOH/AGL Deduction	16,125
ASSESSED VALUE	75,194
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,194
TOTAL JUST VALUE	91,319
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/0332	10/01/2021	WD	U	I	37	60,500
GRANTOR: ALBURY ADAM C						
GRANTEE: FERRELL MICHAEL T &						
1559/1705	4/07/2008	QC	U	I	01	100
GRANTOR: ALBURY JUDY R						
GRANTEE: ALBURY ADAM CLIFFOR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W50 S7 E1 BAS=[YR=1990] S25 UOP=[YR=1993] W1 S7 E50 N7 W19 N1 W2 D1 L3 W2 U1 L3 W6 S1 W14$ E14 N1 E6 D1 R3 E2 U1 R3 E2 S1 E18 N25 W48$ E49 N7$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 11/29/2021 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS