BLOCK 4 LOT 5
YULEE WOODS #3 PB 5/239

VOS JOHN PHILLIP & JILL ANITA
85198 DUANE RD
YULEE, FL 32097

2023

42-2N-27-4613-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	99	N/A 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

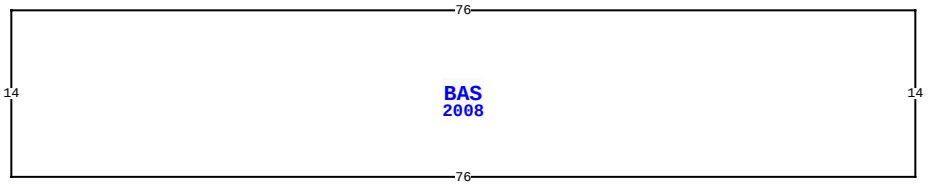
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	12,283
TOTALS	1,064		1,064	12,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,064	88.8000	57.72	61,414	1984	1984	0	0	20	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



85198 DUANE RD, YULEE

BLD DATE	06/09/2009	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	12,283
TOTAL MARKET OB/XF VALUE	1,765
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	94,048
SOH/AGL Deduction	36,245
ASSESSED VALUE	57,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,803
TOTAL JUST VALUE	94,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/0077	1/20/2023	WD	Q	I	01	110,000
GRANTOR: DUGGAN MITCHELL						
GRANTEE: VOS JOHN PHILLIP &						
1381/0921	1/12/2006	TD	U	I	07	100
GRANTOR: KNIGHT JOYCE R TRUSTE						
GRANTEE: DUGGAN MITCHELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S14 E76 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	0510	GARAGE WD-	0	0	20	24	480.00	SF	10.50	10.50	100	1997	1997	3	26	1,310	
3	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50	6.50	100	1980	1980	3	35	455	

LAND DESCRIPTION

TOTAL OB/XF 1,765

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	000000	C	VAC RES	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 11/06/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS