BLOCK 4 LOT 6
IN OR 1585/368 & OR 1932/638
R497798 & R497799

CREWS KRISTIN A/CREWS KAYLA R
85174 DUANE RD
YULEE, FL 32097

2023

42-2N-27-4613-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

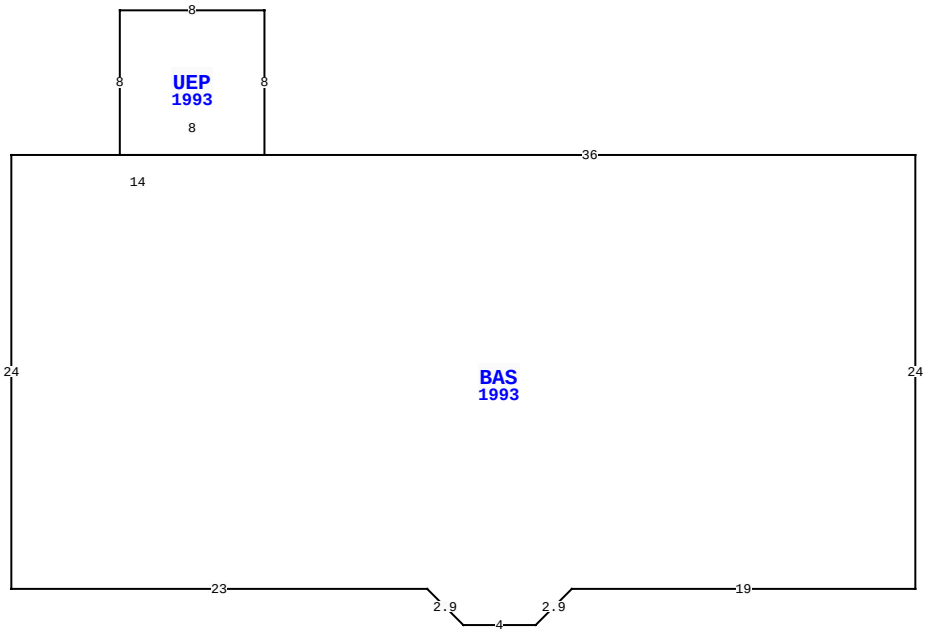
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	99	N/A 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,212	100	1,212	27,132
UEP	64	70	45	1,007
TOTALS	1,276		1,257	28,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,257	114.8000	74.62	93,797	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 50% - 2011 Heated Area: 1212 HX Base Yr 2011



85174 DUANE RD, YULEE

BLD DATE	06/14/2009 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		28,139
TOTAL MARKET OB/XF VALUE		4,319
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		112,458
SOH/AGL Deduction		53,393
ASSESSED VALUE		59,065
TOTAL EXEMPTION VALUE	HA HAB	22,556
BASE TAXABLE VALUE		36,509
TOTAL JUST VALUE		112,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8533	MH MOVE-ON	16,000	05/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1932/0638	8/14/2014	QC	U	I	11	100
GRANTOR: WOLFE LINDA A						
GRANTEE: CREWS KAYLA & KRIST						
1585/0368	9/16/2008	PR	U	I	01	100
GRANTOR: WOLFE LINDA A (PETITI						
GRANTEE: WOLFE LINDA A GUARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 UEP=[YR=1993] N8 W8 S8 E8$ W14 S24 E23 D2 R2 E4 U2 R2 E19 N24$.

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	1242	WD DECK A	0	50	7	5	35.00	SF	10.00	10.00	100	2005	2005	3	27	95	
2	0940	SHEDS/PORT	0	50	20	10	200.00	SF	30.00	30.00	100	2007	2007	3	35	2,100	
3	0681	POLE SHED	0	50	20	12	240.00	SF	15.00	15.00	100	2007	2007	3	52	1,872	
4	0940	SHEDS/PORT	0	50	6	4	24.00	SF	30.00	30.00	100	2007	2007	3	35	252	

LAND DESCRIPTION

TOTAL OB/XF 4,319

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	50		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