BLOCK 5 LOT 10 R621636
IN OR 746 PG 1468
INCL E37.5' OF LOT 7 & E37.5'

JREE INVESTMENTS LLC
C/O JACKIE PARLAND, 96032 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

2023

42-2N-27-4613-0005-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

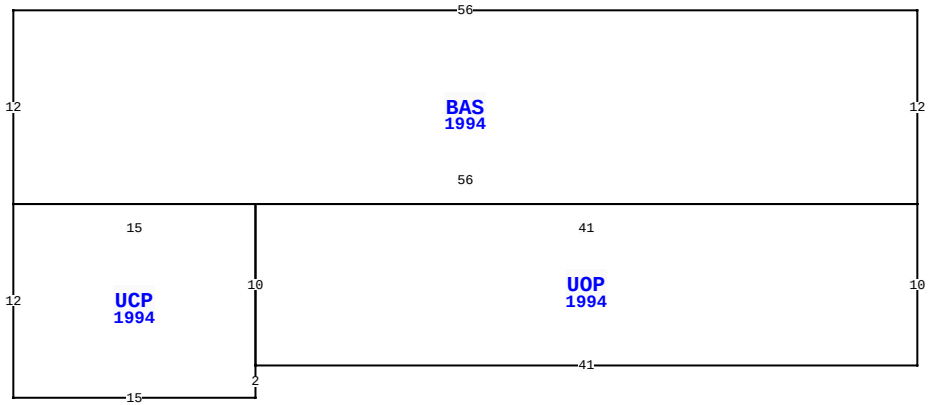
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	672	100	672	6,096
UCP	180	20	36	327
UOP	410	25	102	925
TOTALS	1,262		810	7,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	810	46.5300	30.24	24,494	1974	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 672 HX Base Yr



85031 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	7,348
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	87,348
SOH/AGL Deduction	0
ASSESSED VALUE	87,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,348
TOTAL JUST VALUE	87,348
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001013	DEMOLITION	0	02/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/0497	11/29/2022	TX	U	I	11	63,100
GRANTOR: TAX COLLECTOR						
GRANTEE: JREE INVESTMENTS LL						
0746/1468	12/19/1995	WD	Q	I		33,500
GRANTOR: SHEFFIELD WILLIAM F &						
GRANTEE: LOVE JIMMIE JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W56 S12 UCP=[YR=1994] S12 E15 N2 UOP=[YR=1994] E41 N10 W41 S10 $ N10 W15$ E56 N12$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 04/19/2023 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS