

BLOCK 5 LOT 13
R498192 & R498193
YULEE WOODS #3 PB 5/239

HARMON LINDA L &/CHESHIRE DONALD R
85062 DUANE RD
YULEE, FL 32097

2023

42-2N-27-4613-0005-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,620	100	1,620	37,150
FOP	224	30	67	1,536
FSP	256	60	154	3,532
SFB	378	80	302	6,926
UST	12	55	7	161

TOTALS 2,490 2,150 49,304

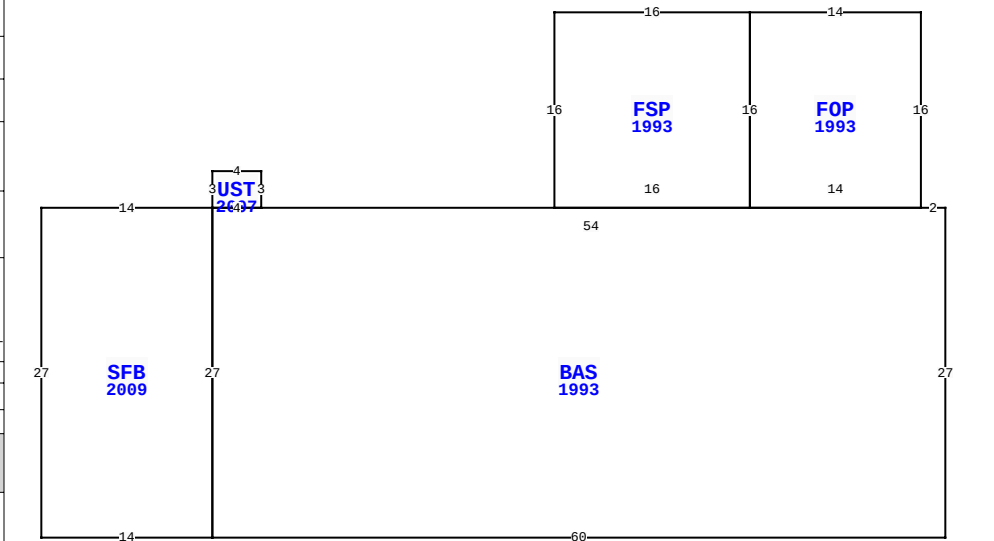
EXTRA FEATURES

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
1	0510	GARAGE WD-	0	100	16	24	384.00	SF	23.45	23.45	100	1992	1992	3	20	1,801	
2	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	100	1994	1994	3	23	994	
3	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	1994	1994	3	20	200	
5	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	100	1994	1994	3	70	218	
6	0351	CARPORT MT	0	100	20	23	460.00	SF	10.00	10.00	100	2007	2007	3	35	1,610	
7	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2007	2007	3	35	56	
8	1242	WD DECK A	0	100	0	0	42.00	SF	10.00	10.00	100	2000	2000	3	20	84	
9	0820	WOOD WALK	0	100	26	4	104.00	SF	11.75	11.75	100	2010	2010	3	40	489	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000102	C	SFR/MH	100	0006

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	2,150	117.6000	76.44	164,346	1991	1994	0	0	0	70.00	30.00	
1 M/H 93- - 100% - 2008					Heated Area: 1922					HX Base Yr 2008			



BLD DATE	04/20/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

85062 DUANE RD, YULEE

NASSAU COUNTY PROPERTY														PAGE 1 of 1		4
VALUATION SUMMARY														STANDARD		
VALUATION BY														Tax Group: 4		
BUILDING MARKET VALUE														49,304		
TOTAL MARKET OB/XF VALUE														5,452		
TOTAL LAND VALUE - MARKET														80,000		
TOTAL MARKET VALUE														134,756		
SOH/AGL Deduction														74,422		
ASSESSED VALUE														60,334		
TOTAL EXEMPTION VALUE														40,334		
BASE TAXABLE VALUE														20,000		
TOTAL JUST VALUE														134,756		
NCON VALUE														0		
INCOME VALUE																
PREVIOUS YEAR MKT VALUE														105,772		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22139	ADDITION	41,640	12/01/2008
M14307	MECH OTHER	0	12/01/2008
R11707	REPAIR/RRF	2,000	12/01/2008
P13609	OTHER	0	12/01/2008
7991	XFOB	6,528	04/09/1992
8781	MH MOVE-ON	32,000	01/22/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2506/1026	9/30/2021	QC	U	I	11	11,500	
GRANTOR: HARMON LINDA L							
GRANTEE: HARMON LINDA & DONA							
1820/1101	9/22/2012	QC	U	I	11	21,300	
GRANTOR: CHESIRE CHRISTOPHER C							
GRANTEE: HARMON LINDA L							

BUILDING NOTES

BUILDING DIMENSIONS									
BAS=[YR=1993] W2 FOP=[YR=1993] N16 W14 FSP=[YR=1993] W16 S16 E16 N16\$ S16 E14\$ W54 UST=[YR=2007] N3 W4 S3 SFB=[YR=2009] W14 S27 E14 N27\$ E4\$ W4 S27 E60 N27\$.									