BLOCK 5 LOT 14
IN OR 2021/240
R583945 & R583946

SHEFFIELD THOMAS ELIAS
85042 JEFFERY AVE
YULEE, FL 32097

2023

42-2N-27-4613-0005-0140

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

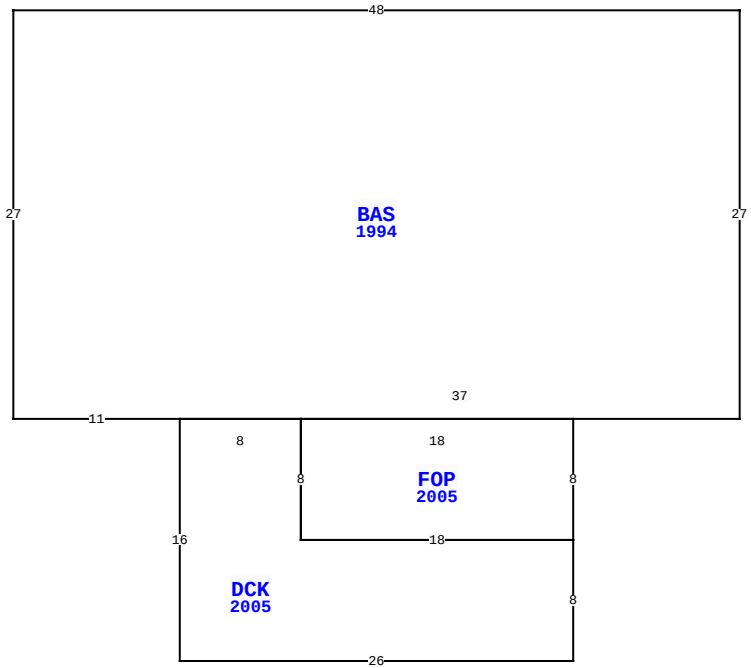
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	32,006
DCK	272	15	41	1,013
FOP	144	30	43	1,062
TOTALS	1,712		1,380	34,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,380	117.6000	82.32	113,602	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2016 Heated Area: 1296 HX Base Yr 2016



85042 JEFFERY AVE, 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		34,081
TOTAL MARKET OB/XF VALUE		240
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		114,321
SOH/AGL Deduction		59,466
ASSESSED VALUE		54,855
TOTAL EXEMPTION VALUE	HX HB	29,855
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		114,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 677	MH MOVE-ON	0	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2021/0240	12/30/2015	QC	U	I	11	100
GRANTOR: SHEFFIELD PHILIP E JR						
GRANTEE: SHEFFIELD THOMAS EL						
1372/1163	12/08/2005	WD	Q	I		95,000
GRANTOR: DOBYNS JOSEPH DAVID						
GRANTEE: SHEFFIELD PHILIP E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W48 S27 E11 DCK=[YR=2005] S16 E26 N8
FOP=[YR=2005] N8 W18 S8 E18$ W18 N8 W8$ E37 N27$.

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
4	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	1997	1997	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 240

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 10/24/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS