BLOCK 7 LOT 10
YULEE WOODS #3 PB 5/239

DWINNELL WILLIAM J JR
85039 THERESA RD
YULEE, FL 32097

2023

42-2N-27-4613-0007-0100

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
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	04	Quality Level 04

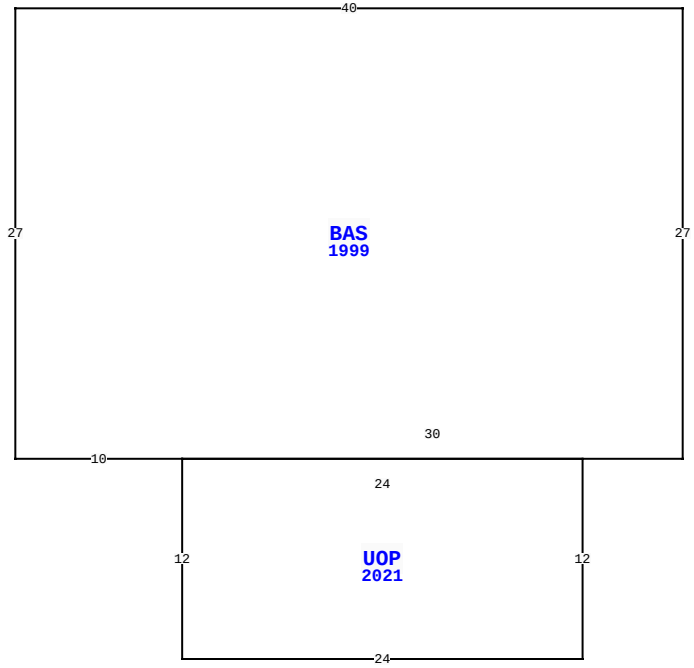
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	70,295
UOP	288	25	72	4,686
TOTALS	1,368		1,152	74,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	129.1400	90.40	104,141	1999	2012	0	0	0	28.00	72.00

1 M/H 94+ – 0% - 0 Heated Area: 1080 HX Base Yr



85507 RADIO 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	74,982
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	154,982
SOH/AGL Deduction	27,615
ASSESSED VALUE	127,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,367
TOTAL JUST VALUE	154,982
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992854	MH MOVE-ON	0	10/01/1999
971905	MH MOVE-ON	0	10/01/1997
9090	MH MOVE-ON	650	10/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2645/1363	6/05/2023	WD	Q	I	01	187,000
GRANTOR: SILVER STEPHANIE BONN						
GRANTEE: DWINNELL WILLIAM J						
2512/1963	11/09/2021	WD	Q	I	01	153,000
GRANTOR: HICKS NANCY D NKA NAN						
GRANTEE: SILVER STEPHANIE BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W40 S27 E10 UOP=[YR=2021] S12 E24 N12 W24$ E30 N27$.

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 03/25/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS