BLOCK 8 LOT 21
IN OR 1578/699
R673430 & R673431

BATTEN MATTHEW E
85217 ASHLEY AVE
YULEE, FL 32097

**2023**

**42-2N-27-4613-0008-0210**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

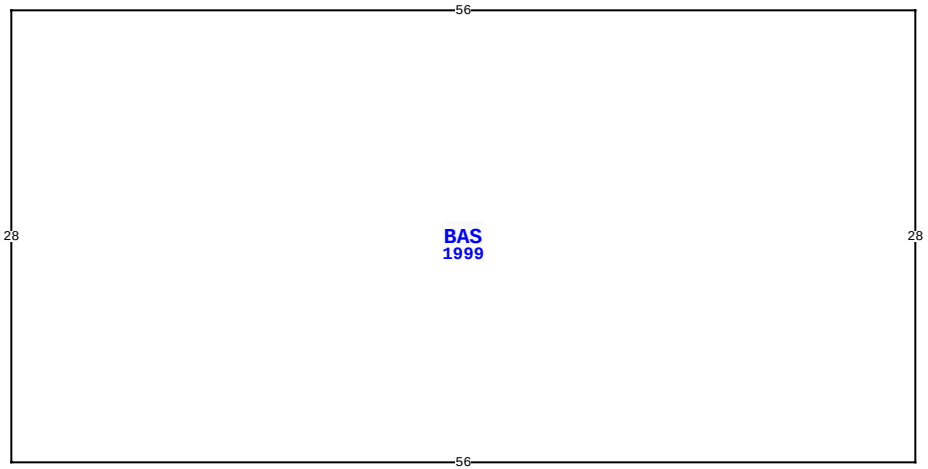
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 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 | 1,568 | 100 | 1,568 | 59,174 |
| TOTALS | 1,568 | | 1,568 | 59,174 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,568 | 117.2000 | 82.04 | 128,639 | 1999 | 1999 | 0 | 0 | 0 | 54.00 | 46.00 |

1 M/H 94+ – 100% - 0 Heated Area: 1568 HX Base Yr




85217 ASHLEY 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 | | 59,174 |
| TOTAL MARKET OB/XF VALUE | | 10,440 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 149,614 |
| SOH/AGL Deduction | | 78,173 |
| ASSESSED VALUE | | 71,441 |
| TOTAL EXEMPTION VALUE | HX HB | 46,441 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 149,614 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 109,124 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B006863 | GARAGE | 18,000 | 02/01/2000 |
| MH992846 | MH MOVE-ON | 0 | 09/01/1999 |
| 6155 | XFOB | 4,080 | 12/07/1989 |
| 7991 | MH MOVE-ON | 11,000 | 12/01/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1578/0699 | 7/24/2008 | QC | U | I | 01 | 100 |
| GRANTOR: BATTEN REBECCA L | | | | | | |
| GRANTEE: BATTEN MATTHEW E | | | | | | |
| 0902/0813 | 10/07/1999 | WD | U | I | 01 | 100 |
| GRANTOR: BATTEN MATTHEW E | | | | | | |
| GRANTEE: BATTEN MATTHEW & RE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W56 S28 E56 N28$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 1242 | WD DECK A | 0 | 100 | 12 | 8 | 96.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 20 | 192 | |
| 4 | 0510 | GARAGE WD- | 0 | 100 | 30 | 24 | 720.00 | SF | 35.00 | 35.00 | 100 | 2000 | 2000 | 3 | 29 | 7,308 | |
| 5 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1999 | 1999 | 3 | 84 | 2,940 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,440

| 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 10/19/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS