BLOCK 9 LOT 13
IN OR 685 PG 1781
2016 TIMBERLINE/DEST DW/MH

CURRIN JOHN E & DEBRA A
PO BOX 1125
YULEE, FL 32041-1125

2023

42-2N-27-4613-0009-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

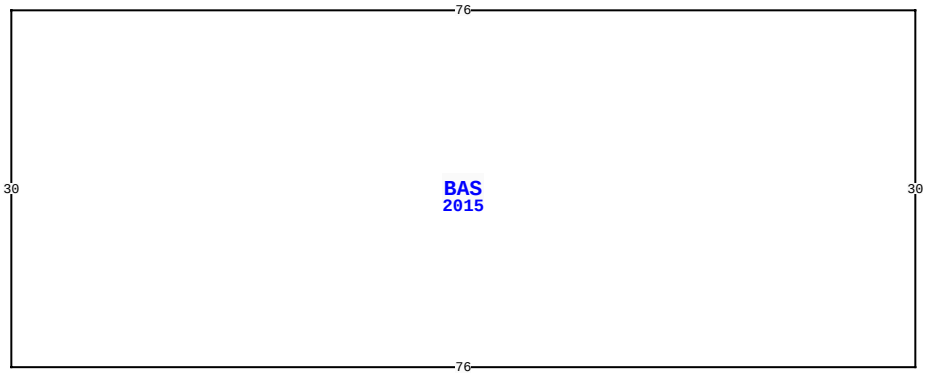
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	174,304
TOTALS	2,280		2,280	174,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.4800	89.94	205,063	2015	2015	0	0	0	15.00	85.00

2 M/H 94+ – 100% - 1997 Heated Area: 2280 HX Base Yr 1997



85080 ASHLEY AVE, YULEE

BLD DATE	09/11/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		174,304
TOTAL MARKET OB/XF VALUE		10,403
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		264,707
SOH/AGL Deduction		119,095
ASSESSED VALUE		145,612
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,612
TOTAL JUST VALUE		264,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155656	CO ISSUED	0	07/15/2015
MH155656	MH MOVE-ON	0	06/01/2015
MH972031	MH MOVE-ON	0	01/07/1998
961218	MH MOVE-ON	0	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0685/1781	8/02/1993	WD	Q	V		15,900

GRANTOR: SHEFFIELD WM ETAL
GRANTEE: CURRIN JOHN & DEBRA

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
5	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2001	2001	3	20	960	
6	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2014	2014	3	70	6,048	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 10,403

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 06/02/2021 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS