BLOCK 10 LOT 4 R433468
IN OR 1121/648
YULEE WOODS #3 PB 5/239

BLAKE RHONDA MOBLEY
97289 PIRATES POINT ROAD
YULEE, FL 32097

2023

42-2N-27-4613-0010-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

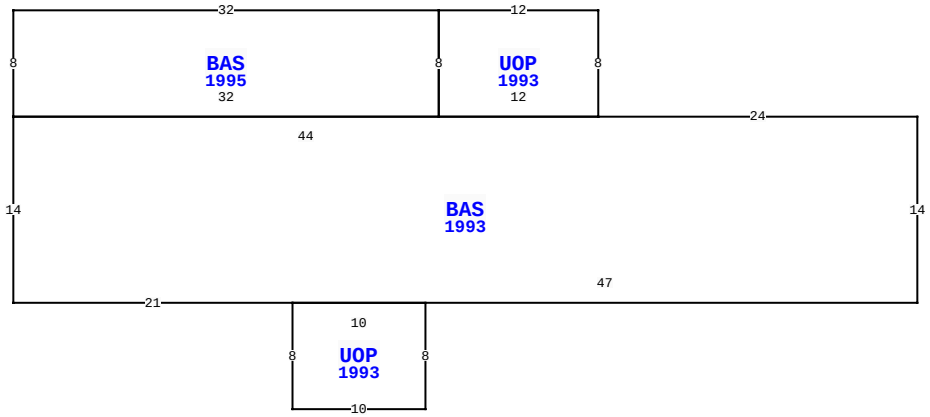
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	952	22,760
BAS	256	100	256	6,120
UOP	80	25	20	478
UOP	96	25	24	574
TOTALS	1,384		1,252	29,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,252	122.6000	79.69	99,772	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1208 HX Base Yr



85292 ROSE MARIE RD, YULEE

BLD DATE		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	29,932
TOTAL MARKET OB/XF VALUE	4,788
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	114,720
SOH/AGL Deduction	38,964
ASSESSED VALUE	75,756
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,756
TOTAL JUST VALUE	114,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8452	REPAIR/RRF	2,000	10/19/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1121/0648	3/13/2003	WD	U	I	24	45,000
GRANTOR: CRUZ TAMMY						
GRANTEE: BLAKE RHONDA MOBLEY						
0866/1504	2/08/1999	WD	U	I	07	100
GRANTOR: JENSEN RHONDA & JAMES						
GRANTEE: CRUZ TAMMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UOP=[YR=1993] N8 W12 BAS=[YR=1995] W32 S8 E32 N8$ S8 E12$ W44 S14 E21 UOP=[YR=1993] S8 E10 N8 W10$ E47 N14$.

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
1	0812	CONCRETE C	0	0	0	0	1,710.00	SF	4.00	4.00	100	1994	1994	3	70	4,788	

LAND DESCRIPTION

TOTAL OB/XF 4,788

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	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 12/29/2017 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS