

BLOCK 10 LOT 8
IN OR 848/1784
R434002 & R434003

OVIATT THEODORE & JACKIE A
85164 ROSE MARIE ROAD
YULEE, FL 32097

2023

42-2N-27-4613-0010-0080



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 60	
Interior Wall	04	PLYWOOD 40	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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
BAS	1,728	100	1,728
			SUBAREA MARKET VALUE
			39,626
TOTALS	1,728		1,728
			39,626

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,728	117.6000	76.44	132,088	1990	1990	0	0	70.00	30.00
1 M/H 93- - 100% - 0											
Heated Area: 1728											
HX Base Yr											
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 1993 </div>											
<div style="display: flex; justify-content: space-between;"> 27 64 </div>											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			39,626
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			119,626
SOH/AGL Deduction			77,204
ASSESSED VALUE			42,422
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			17,422
TOTAL JUST VALUE			119,626
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			89,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8235	MH MOVE-ON	33,000	07/09/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0848/1784	9/16/1998	QC	U	I	01	100
GRANTOR: WIRTZ JACKIE M						
GRANTEE: OVIATT THEODORE & J						
0593/0595	3/23/1990	WD	Q	V		15,900
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: WIRTZ JACKIE M						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W64 S27 E64 N27S.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							