BLOCK 12 LOT 11 R568074
IN OR 1042/604
YULEE WOODS #3 PB 5/239

KING SHIRLEY N
96328 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

2023

42-2N-27-4613-0012-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

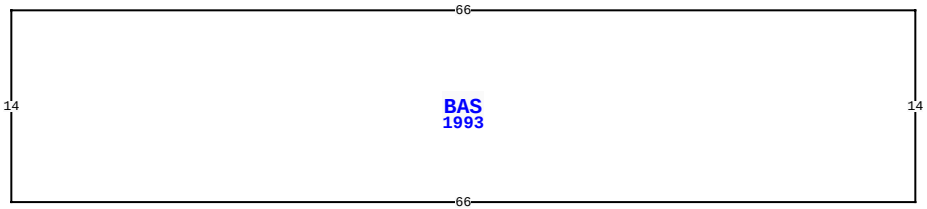
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	12,261
TOTALS	924		924	12,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	68.0400	44.23	40,869	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



85227 BROOKE ST, 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	12,261
TOTAL MARKET OB/XF VALUE	264
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	92,525
SOH/AGL Deduction	31,851
ASSESSED VALUE	60,674
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,674
TOTAL JUST VALUE	92,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-059	MH MOVE-ON	18,912	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1042/0604	3/07/2002	WD	Q	I		57,000
GRANTOR: DIETZ KEVIN B & STACE						
GRANTEE: KING SHIRLEY N						
0668/1069	10/19/1992	WD	Q	V		15,000
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: DIETZ & OLIVER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 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	1242	WD DECK A	0	0	12	11	132.00	SF	10.00	10.00	100	1999	1999	3	20	264	

LAND DESCRIPTION

TOTAL OB/XF 264

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 07/28/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS