BLOCK 1 LOT 1
YULEE WOODS #4 PB 5/301 & 302

HOWARD GLENN D & LYNN OSBORNE
85333 DUANE RD
YULEE, FL 32097

2023

42-2N-27-4614-0001-0010

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 70
Interior Floo	08	SHT VINYL 30
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

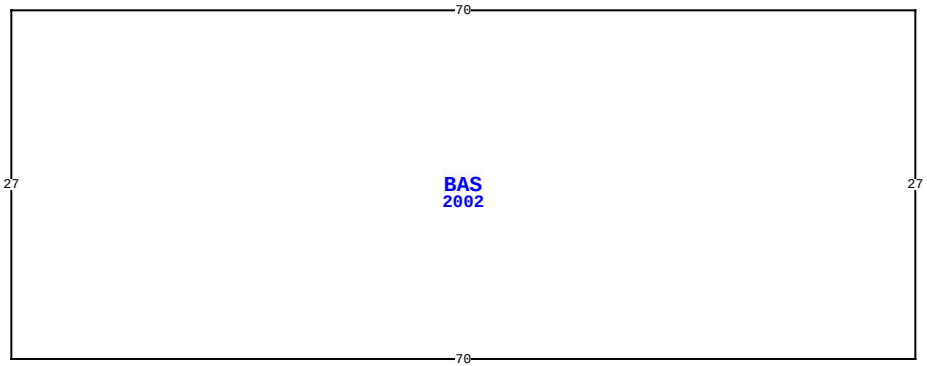
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	80,354
TOTALS	1,890		1,890	80,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,890	116.8000	81.76	154,526	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2019 Heated Area: 1890 HX Base Yr 2019



85333 DUANE RD, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,354
TOTAL MARKET OB/XF VALUE		3,237
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		163,591
SOH/AGL Deduction		61,127
ASSESSED VALUE		102,464
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,464
TOTAL JUST VALUE		163,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH024003	MH MOVE-ON	0	12/01/2002
MH992645	MH MOVE-ON	0	04/01/1999
961334	MH MOVE-ON	0	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2391/1235	9/10/2020	QC	U	I	11	115,300
GRANTOR: HOWARD GLENN						
GRANTEE: HOWARD GLENN D & LY						
2187/0003	3/28/2018	SW	U	I	12	124,200
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: HOWARD GLENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W70 S27 E70 N27$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
4	0751	UOP	0	0	6	8	48.00	SF	10.00	10.00	100	2004	2004	3	40	192	

LAND DESCRIPTION

TOTAL OB/XF 3,237

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 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