TRACT 6
IN OR 899/1343
R672599 & R672600

TAYLOR GREGORY L
PO BOX 1266
YULEE, FL 32041

**2023**

**42-2N-27-461A-0006-0000**

## NASSAU COUNTY PROPERTY



### 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 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

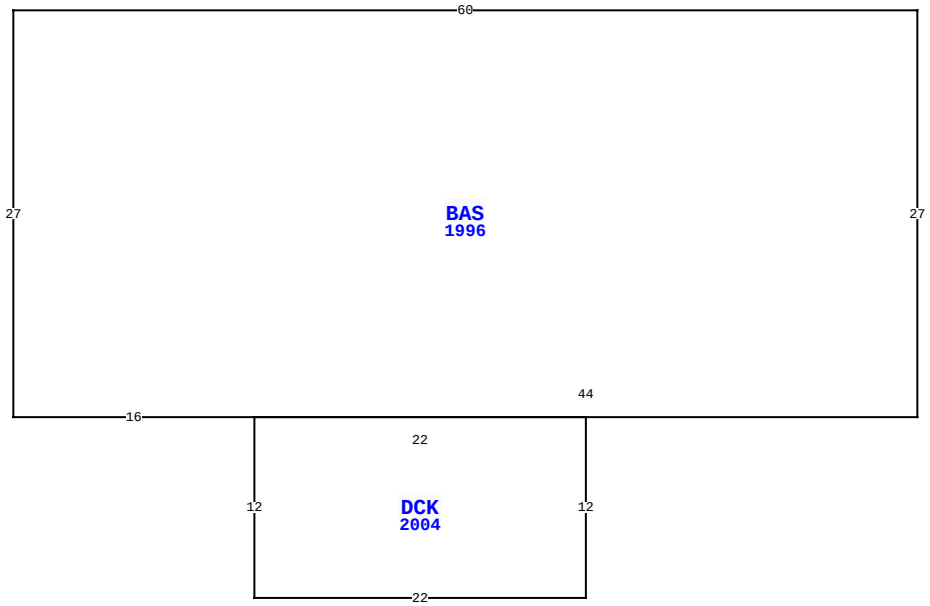
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,620 | 100 | 1,620 | 53,162 |
| DCK | 264 | 15 | 40 | 1,313 |
| TOTALS | 1,884 | | 1,660 | 54,474 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,660 | 117.2000 | 82.04 | 136,186 | 1996 | 1996 | 0 | 0 | 0 | 60.00 | 40.00 |

1 M/H 94+ – 100% - 0 Heated Area: 1620 HX Base Yr




85633 ALENE 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 | | 54,474 |
| TOTAL MARKET OB/XF VALUE | | 4,106 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 138,580 |
| SOH/AGL Deduction | | 75,117 |
| ASSESSED VALUE | | 63,463 |
| TOTAL EXEMPTION VALUE | HX HB | 38,463 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 138,580 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 102,502 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 961570 | MH MOVE-ON | 0 | 11/01/1996 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0899/1343 | 9/17/1999 | QC | U | I | 01 | 100 |
| GRANTOR: VANCHERI PATRICIA TAY | | | | | | |
| GRANTEE: TAYLOR GREGORY L | | | | | | |
| 0547/1097 | 7/15/1988 | WD | Q | V | | 14,500 |
| GRANTOR: SHEFFIELD WM ET AL | | | | | | |
| GRANTEE: TAYLOR GREGORY & P | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1996] W60 S27 E16 DCK=[YR=2004] S12 E22 N12 W22$ E44 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1242 | WD DECK A | 0 | 100 | 12 | 18 | 216.00 | SF | 10.00 | 10.00 | 100 | 1989 | 1989 | 3 | 20 | 432 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1996 | 1996 | 3 | 80 | 2,800 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 25 | 5 | 125.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 250 | |
| 6 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 312.00 | SF | 10.00 | 10.00 | 100 | 1996 | 1996 | 3 | 20 | 624 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,106

| 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 02/16/2017 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS