TRACT 7 R378224
YULEE WOODS #2-A PB 5/206

ADCAM PROPERTIES LLC
77219 HANCE PKWY #14
YULEE, FL 32097

2023

42-2N-27-461A-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	03	Quality Level 03

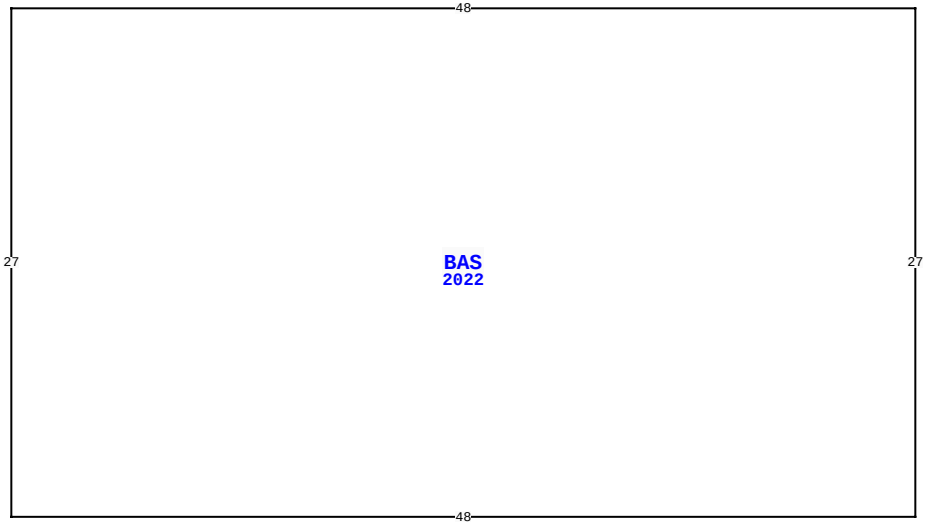
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	96,741
TOTALS	1,296		1,296	96,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,296	116.0000	75.40	97,718	2022	2022	0	0	0	1.00	99.00

2 MH 94NO RP – 0% - 0 Heated Area: 1296 HX Base Yr



85603 ALENE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	96,741
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	176,741
SOH/AGL Deduction	8,742
ASSESSED VALUE	167,999
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,999
TOTAL JUST VALUE	176,741
NCON VALUE	96,740
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009610	CO ISSUED	0	06/23/2022
21008795	MH MOVE-ON	0	09/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/0060	10/01/2020	WD	Q	I	02	55,000
GRANTOR: SMITH PEGGY P/R OF RO						
GRANTEE: ADCAM PROPERTIES LL						
1175/0725	9/25/2003	WD	U	I	24	25,000
GRANTOR: BURNS MARK P/R						
GRANTEE: SMITH ROBERT E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W48 S27 E48 N27$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/14/2022 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS