

BLOCK 3 LOT 12
IN OR 2224/1163
LOFTON BLUFF #2 PB 4/92 & 93

WLD PROPERTIES LLC
28170 QUICK FOX RUN
HILLIARD, FL 32046

2023

43-2N-27-4621-0003-0120



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	25	MOD METAL 100	0820	02	1,429	105.8000	68.77	98,272	1985	1985	0	0	70.00	30.00	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 0													Heated Area: 1329													
Roof Cover	12	MODULAR MT 100														HX Base Yr													
Interior Wall	04	PLYWOOD 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	08	SHT VINYL 30																											
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			0200MOBILE 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	1,329	100	1,329	27,419																									
UCP	500	20	100	2,063																									
TOTALS			1,829			1,429												29,482											
EXTRA FEATURES			85173 STEPHEN RD, YULEE																										
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												
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100													
3	0940	SHEDS/PORT	0	0	22	8	176.00	SF	30.00	30.00	100	1982	1982	3	20	1,056													
4	0680	POLE SHED	0	0	22	11	242.00	SF	10.00	10.00	100	1999	1999	3	28	678													
5	0680	POLE SHED	0	0	22	11	242.00	SF	10.00	10.00	100	1999	1999	3	28	678													
6	0510	GARAGE WD-	0	0	35	16	560.00	SF	19.60	19.60	100	2005	2005	3	44	4,829													
LAND DESCRIPTION																													
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	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 06/23/2017 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																													

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