BLOCK 7 LOT 12
IN OR 1988/1578
ESMT IN OR 464/254

HAMMOND-MCCARTER RUTH Y
97195 BLUFF VIEW CIR
YULEE, FL 32097

2023

43-2N-27-4622-0007-0120

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 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

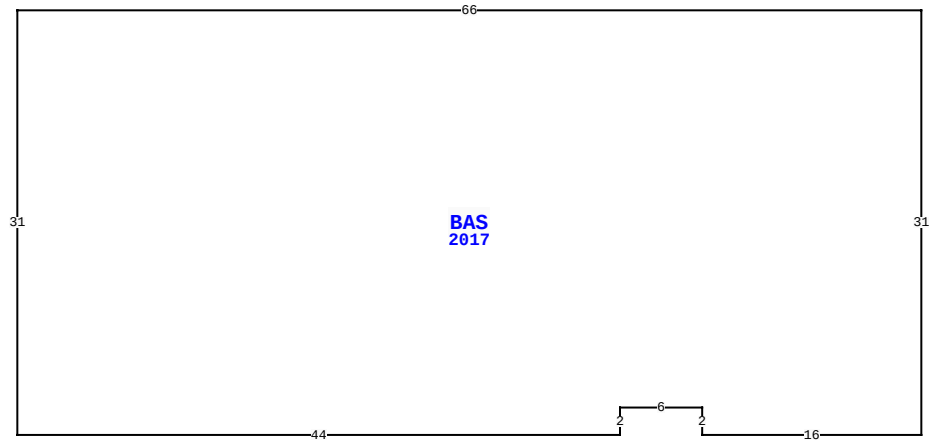
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,034	100	2,034	202,082
TOTALS	2,034		2,034	202,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,034	152.6200	106.83	217,292	2017	2017	0	0	0	7.00	93.00

2 M/H 94+ – 0% - 0 Heated Area: 2034 HX Base Yr



85585 DICK KING RD, 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	233,914
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	313,914
SOH/AGL Deduction	74,699
ASSESSED VALUE	239,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,215
TOTAL JUST VALUE	313,914
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010286	CO ISSUED	0	11/20/2017
17007086	ADDITION	81,162	08/07/2017
17006854	MH MOVE-ON	0	08/01/2017
17003573	STEEL GARAGE	0	01/01/2017
B1631853	DEMOLITION	0	02/01/2016
5683	ADDITION	6,720	04/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1988/1578	6/22/2015	WD	Q	I	02	43,500
GRANTOR: CORCORAN CHARLES J &						
GRANTEE: MCCARTER DONALD M S						
1402/1893	4/11/2006	WD	Q	I		70,000
GRANTOR: OGLE ROBERT M & DONNA						
GRANTEE: CORCORAN CHARLES J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W66 S31 E44 N2 E6 S2 E16 N31$.

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 07/16/2019 BY DJMB 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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ESMT IN OR 464/254

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

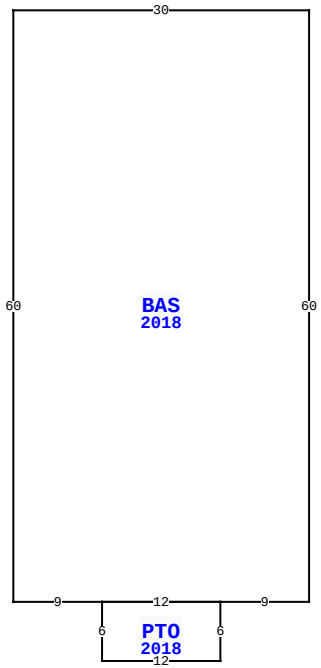
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,800	100	1,800	31,761
PTO	72	5	4	71
TOTALS	1,872		1,804	31,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,804	52.5000	18.38	33,158	2018	2018	0	0	0	4.00	96.00

3 GARAGE RES – 0% - 0 Heated Area: 1800 HX Base Yr



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TOTAL MARKET VALUE	313,914
SOH/AGL Deduction	74,699
ASSESSED VALUE	239,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,215
TOTAL JUST VALUE	313,914
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: CORCORAN CHARLES J &						
GRANTEE: MCCARTER DONALD M S						
1402/1893	4/11/2006	WD	Q	I		70,000
GRANTOR: OGLE ROBERT M & DONNA						
GRANTEE: CORCORAN CHARLES J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S60 E9 PTO=[YR=2018] S6 E12 N6 W12$ E12 E9 N60$.

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

REVIEW DATE 07/16/2019 BY DJMB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS