BLOCK 8 LOT 20
IN OR 862/1481
ESMT IN OR 452/48

ARNETT CLARA/PIKULA VALERIE JEAN
PO BOX 1174
YULEE, FL 32041

2023

43-2N-27-4622-0008-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

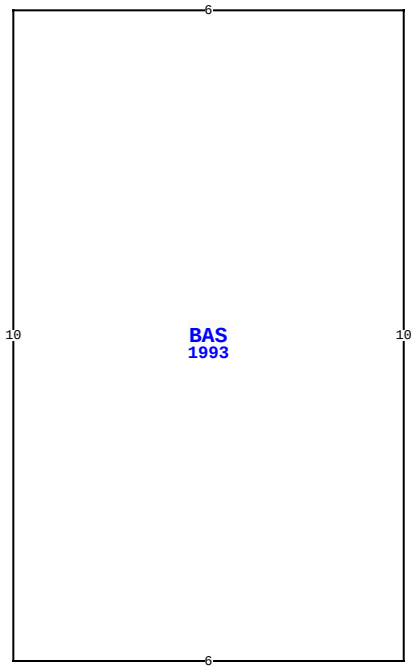
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	60	100	60	1,084
TOTALS	60		60	1,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0810	02	60	86.0000	60.20	3,612	1987	1987	0	0	0	70.00	30.00

1 M/H ADDTN – 0% - 0 Heated Area: 60 HX Base Yr



85217 PHILLIPS 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	1,084
TOTAL MARKET OB/XF VALUE	12,622
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	93,706
SOH/AGL Deduction	33,734
ASSESSED VALUE	59,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,972
TOTAL JUST VALUE	93,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992585	MH MOVE-ON	0	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0862/1481	1/13/1999	WD	U	I	13	31,000
GRANTOR: EZELL INVESTMENT CO						
GRANTEE: ARNETT FREDERICKH S						
0851/0915	10/07/1998	WD	U	I	09	244,000
GRANTOR: EZELL BEATRICE C						
GRANTEE: EZELL INVESTMENT CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 S10 E6 N10 $.

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	0	11	10	110.00	SF	10.00	10.00	100	1986	1986	3	20	220	
2	0940	SHEDS/PORT	0	0	10	10	100.00	SF	20.10	20.10	100	1986	1986	3	20	402	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,622

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	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 07/25/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS