BLOCK 9 LOT 29
IN OR 2078/1339
1988 GLEN DW/MH

HARRIS MARK A & KAYLA L
27791 GEORGIA ST
HILLIARD, FL 32046

2023

43-2N-27-4622-0009-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

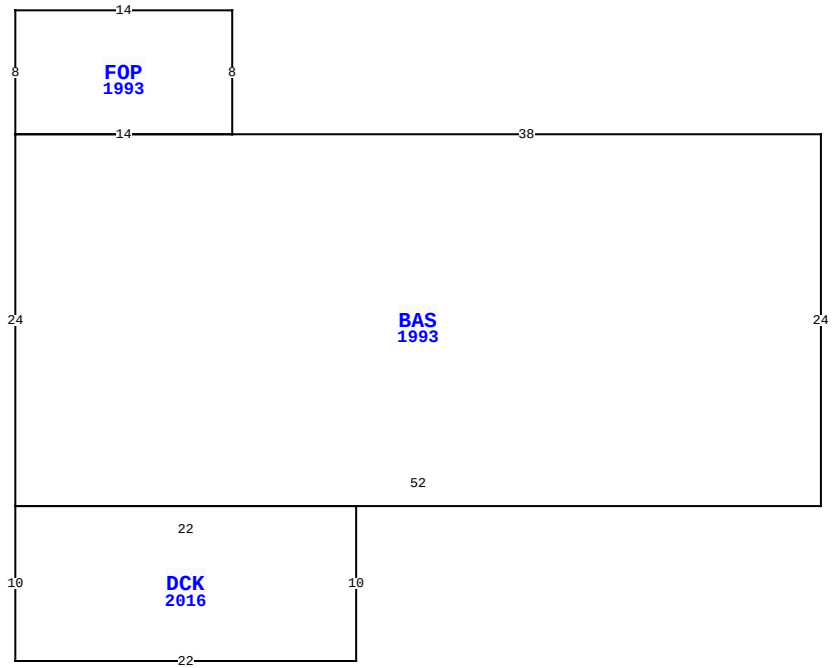
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	38,772
DCK	220	15	33	1,025
FOP	112	30	34	1,056
TOTALS	1,580		1,315	40,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,315	113.8000	73.97	97,271	1987	1997	0	0	0	58.00	42.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



85314 PHILLIPS 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	40,854
TOTAL MARKET OB/XF VALUE	7,589
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	128,443
SOH/AGL Deduction	51,374
ASSESSED VALUE	77,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,069
TOTAL JUST VALUE	128,443
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010934	NEW CONSTR	273,379	07/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2078/1339	10/14/2016	WD	Q	I	01	50,000
GRANTOR: ROSE ACCEPTANCE INC						
GRANTEE: HARRIS MARK A & KAY						
2040/1200	4/15/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: ROSE ACCEPTANCE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 FOP=[YR=1993] N8 W14 S8 E14$ W14 S24
DCK=[YR=2016] S10 E22 N10 W22$ E52 N24$.

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
3	1242	WD DECK A	0	0	0	0	816.00	SF	10.00	10.00	100	2020	2020	3	93	7,589	

LAND DESCRIPTION

TOTAL OB/XF 7,589

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 01/31/2023 BY NWDC Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS