BLOCK 10 LOT 2
2008 PAHL TW/MH
EX FPL ESMT OR 403/30

TILIAKOS-TURNER ANDREA
85461 DAVID RD
YULEE, FL 32041

2023

43-2N-27-4622-0010-0020

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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06

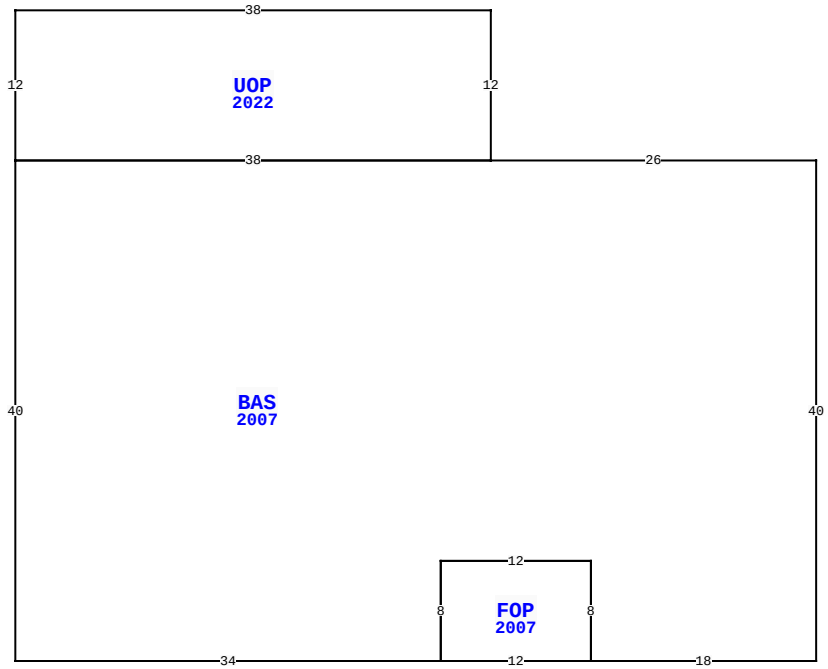
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,464	100	2,464	167,373
FOP	96	30	29	1,970
UOP	456	25	114	7,744
TOTALS	3,016		2,607	177,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,607	156.5200	109.56	285,623	2007	2007	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2008 Heated Area: 2464 HX Base Yr 2008



85461 DAVID RD, YULEE

BLD DATE	02/06/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,086
TOTAL MARKET OB/XF VALUE		3,294
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		260,380
SOH/AGL Deduction		132,772
ASSESSED VALUE		127,608
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,608
TOTAL JUST VALUE		260,380
NCON VALUE		7,744
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23477	XFOB	6,297	04/01/2010
C4996	CO ISSUED	0	09/01/2007
MH4996	MH MOVE-ON	0	09/01/2007
E19969	ELEC OTHER	0	09/01/2007
M13276	MECH OTHER	0	09/01/2007
P12705	OTHER	0	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/0553	7/13/2021	QC	U	I	11	100
GRANTOR: TURNER DUSTIN R						
GRANTEE: TILIAKOS-TURNER AND						
1379/0774	1/05/2006	WD	U	I	21	100
GRANTOR: TURNER DAVID W & JUDI						
GRANTEE: TURNER DUSTIN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W26 UOP=[YR=2022] N12 W38 S12 E38$ W38 S40 E34
FOP=[YR=2007] E12 N8 W12 S8$ N8 E12 S8 E18 N40$.

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
2	1242	WD DECK A	0	100	7	3	21.00	SF	10.00	10.00	100	2007	2007	3	35	74	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	

LAND DESCRIPTION

TOTAL OB/XF 3,294

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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS