LOT 19 2008 FLEE DW/MH
IN OR 507 PG 780
WILSON NECK HILLS PB 4/62

HERRIN CAROLYN
85061 JAMIE RD
YULEE, FL 32097

2023

43-2N-27-4642-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

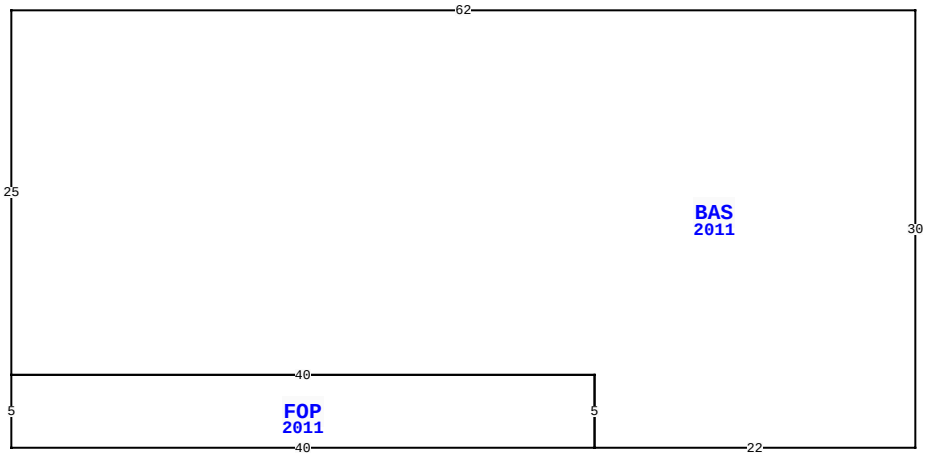
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,660	100	1,660	96,041
FOP	200	30	60	3,471
TOTALS	1,860		1,720	99,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,720	129.1400	90.40	155,488	2008	2008	0	0	0	36.00	64.00

2 M/H 94+ – 100% - 2017 Heated Area: 1660 HX Base Yr 2017



85061 JAMIE 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		99,512
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		179,512
SOH/AGL Deduction		75,116
ASSESSED VALUE		104,396
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		49,396
TOTAL JUST VALUE		179,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5381	CO ISSUED	0	11/08/2011
M16631	H/AC	0	10/01/2011
P15054	NEW CONSTR	0	10/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0507/0780	1/07/1987	WD	U	V		6,000
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: HERRIN FRANK & C						
0290/0534	5/01/1979	AD	U	V		5,055
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W62 S25 FOP=[YR=2011] S5 E40 N5 W40$ E40 S5 E22 N30$.

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	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 11/21/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS