LOT 42 IN OR 732/1266
WILSON NECK HILLS PB 4/62

PALMER REBA R ARRINGTON
85236 LINDA ROAD
YULEE, FL 32097

2023

43-2N-27-4642-0042-0000

BUILDING CHARACTERISTICS

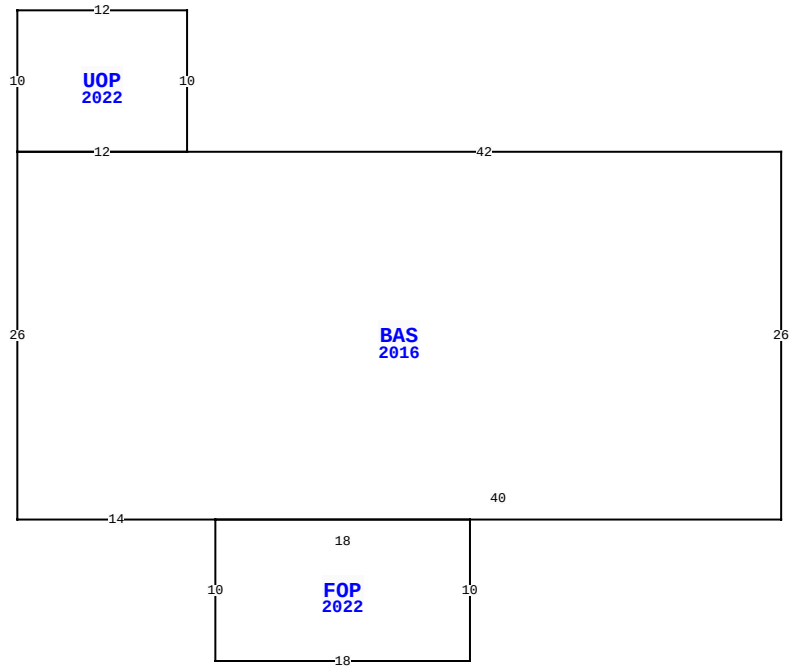
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,404	100	1,404	54,974
FOP	180	30	54	2,114
UOP	120	25	30	1,175
TOTALS	1,704		1,488	58,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,488	121.6000	85.12	126,659	1995	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2007 Heated Area: 1404 HX Base Yr 2007



85236 LINDA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,263
TOTAL MARKET OB/XF VALUE		2,251
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		140,514
SOH/AGL Deduction		70,612
ASSESSED VALUE		69,902
TOTAL EXEMPTION VALUE	HX HB	44,902
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		140,514
NCON VALUE		3,289
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165726	CO ISSUED	0	06/09/2016
MH165726	MH MOVE-ON	0	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0732/1266	6/28/1995	WD	Q	I		20,000
GRANTOR: FORSHIER MARY S						
GRANTEE: ARRINGTON REBA R						
0691/0201	10/26/1993	QC	U	I	01	100
GRANTOR: FORSHIER RICKY &LORA						
GRANTEE: FORSHIER MARY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W42 UOP=[YR=2022] N10 W12 S10 E12$ W12 S26 E14
FOP=[YR=2022] S10 E18 N10 W18$ E40 N26$.

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	0510	GARAGE WD-	0	100	20	24	480.00	SF	23.45	23.45	100	1984	1984	3	20	2,251	

LAND DESCRIPTION

TOTAL OB/XF 2,251

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