LOT 22
IN OR 864/749
WILSON NECK PROPERTIES PB 4/60

GODFREY SHAIN C/GODFREY SANDRA EST
PO BOX 1911
YULEE, FL 32041

2023

43-2N-27-4645-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

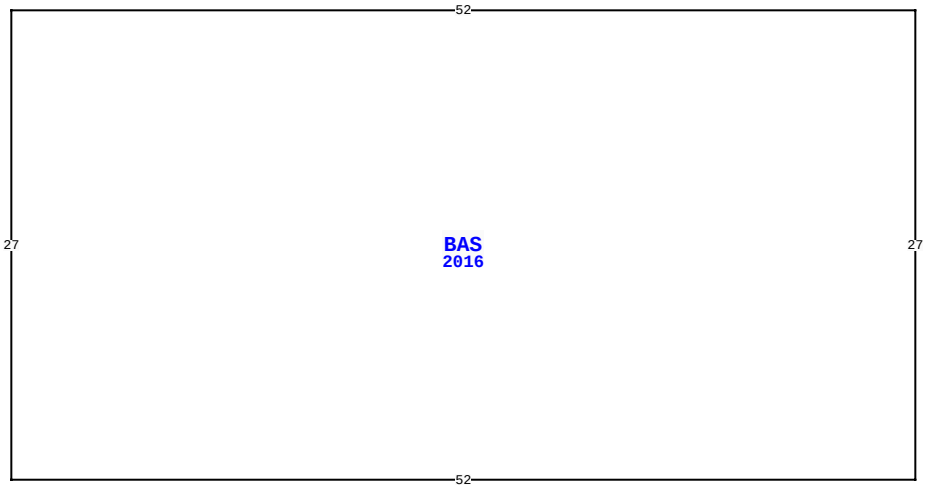
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	103,666
TOTALS	1,404		1,404	103,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	117.2000	82.04	115,184	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 66% - 2008 Heated Area: 1404 HX Base Yr 2008



85337 BLACKMON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/05/2008 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		103,666
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		183,666
SOH/AGL Deduction		79,477
ASSESSED VALUE		104,189
TOTAL EXEMPTION VALUE	HA HAB	28,132
BASE TAXABLE VALUE		76,057
TOTAL JUST VALUE		183,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165757	MH MOVE-ON	0	07/18/2016
MH992552	MH MOVE-ON	0	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1556/0922	3/11/2008	FJ	U	I		0
GRANTOR: CLERK OF COURT						
GRANTEE: GODFREY SHAIN CLEME						
0864/0749	1/26/1999	WD	U	V	01	100
GRANTOR: GODFREY EDWIN G II &						
GRANTEE: GODFREY SHAIN C & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W52 S27 E52 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	66		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/31/2017 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS