

WINGATE ALLEN C & ANN E
85166 DELEENE ROAD
YULEE, FL 32097

43-2N-27-4647-0006-0060

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

05AVERAGE 100

Roof Structure

03GABLE/HIP 100

Roof Cover

12MODULAR MT 100

Interior Wall

05DRYWALL 100

Interior Floor

14CARPET 80

Interior Floor

08SHT VINYL 20

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3100

Bathrooms

2100

Frame

02WOOD FRAME 100

Stories Units

1.1.100
0100

Quality

03Quality Level 03

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4048.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,056

100

2,056

88,655

TOTALS

2,056

2,056

88,654

EXTRA FEATURES

85166 DELEENE RD, YULEE

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

11243WD DECK F0100721147.00SF8.008.0010019861986320235

20940SHEDS/PORT01001216192.00SF20.1020.1010019861986320772

30350CARPORT WD0100816128.00SF13.0013.0010019861986320333

LAND DESCRIPTION

TOTAL OB/XF1,340

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

1000102C SFR/MH100OR0.000.001.00LT1.001.001.0080,000.0080,000.0080,000

REVIEW DATE07/25/2017BY SBX

Total Acres: 0.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000

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MARKET ADJUSTMENTS

TYPEMDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCTNORM % COND

0800022,056123.200086.24177,309200120010050.0050.00

1 M/H 94+ - 100% - 0Heated Area: 2056HX Base Yr

BAS2002

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE88,654

TOTAL MARKET OB/XF VALUE1,340

TOTAL LAND VALUE - MARKET80,000

TOTAL MARKET VALUE169,994

SOH/AGL Deduction94,360

ASSESSED VALUE75,634

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE25,634

TOTAL JUST VALUE169,994

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE126,522

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / VRSN CD SALE PRICE

0608/05449/24/1990WDU V1118,000

GRANTOR: CLAXTON JOHN & JONI

GRANTEE: WINGATE ALLEN & ANN

0555/061610/25/1988WDQ I22,000

GRANTOR: STEPHENS THOMAS L

GRANTEE: CLAXTON JOHN W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S27 E14 S12 E1 S1 E40 N1 E1 N39 \$.