BLOCK 1 LOT 4
R334355 & R334356
WILSON NECK LANDING 2 PB 4/72

GAINES JAMES C
85653 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2023

43-2N-27-4648-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

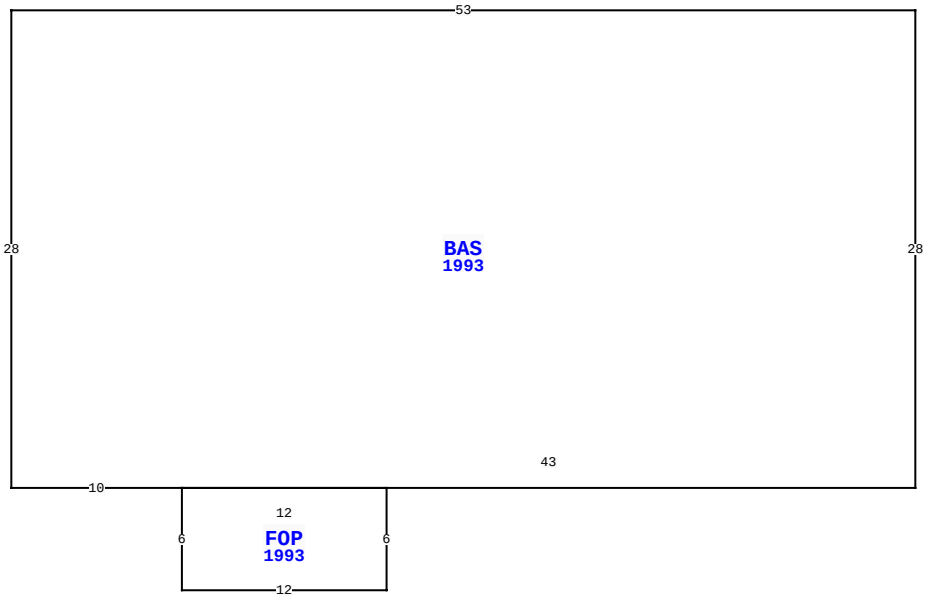
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	1,484	35,883
FOP	72	30	22	532
TOTALS	1,556		1,506	36,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,506	124.0000	80.60	121,384	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1484 HX Base Yr



85657 LANA 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	36,415
TOTAL MARKET OB/XF VALUE	3,111
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	119,526
SOH/AGL Deduction	23,056
ASSESSED VALUE	96,470
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,470
TOTAL JUST VALUE	119,526
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2428/0334	1/22/2021	FJ	U	I	11	0
GRANTOR: GAINES ROBERT M EST						
GRANTEE: GAINES JAMES C						
0713/0322	9/01/1994	WD	U	I	10	7,000
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: GAINES ROBERT & FAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W53 S28 E10 FOP=[YR=1993] S6 E12 N6 W12$ E43 N28$.

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
1	0940	SHEDS/PORT	0	0	0	0	96.00	SF	20.10	20.10	100	1980	1980	3	20	386	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
3	0351	CARPORT MT	0	0	0	0	552.00	SF	4.50	4.50	100	1983	1983	3	20	497	
4	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1993	1993	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 3,111

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	0	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 07/26/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS