BLOCK 1 LOT 7
IN OR 721 PG 1909
R408026 & R408027

HARPE CONNIE D
85074 JESSIE LANE
YULEE, FL 32097

2023

43-2N-27-4648-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

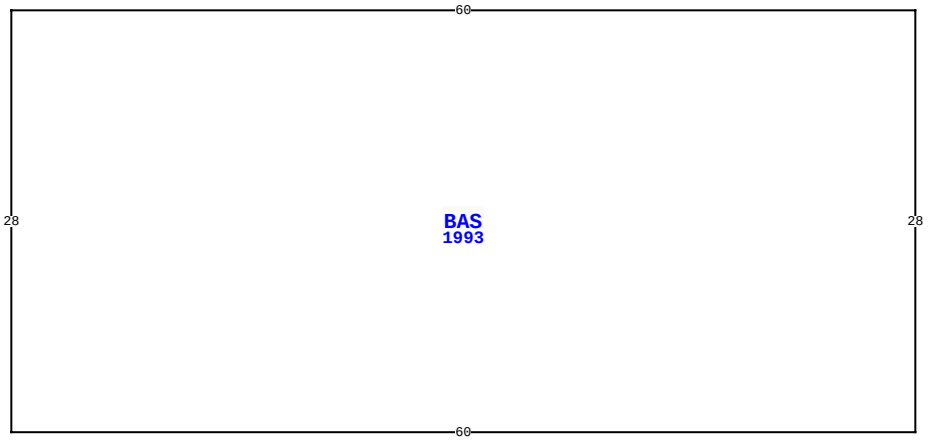
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	38,657
TOTALS	1,680		1,680	38,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,680	118.0000	76.70	128,856	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1680 HX Base Yr



85571 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	38,657
TOTAL MARKET OB/XF VALUE	3,688
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	122,345
SOH/AGL Deduction	43,875
ASSESSED VALUE	78,470
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,470
TOTAL JUST VALUE	122,345
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0721/1909	1/13/1995	WD	U	I	10	7,300

GRANTOR: SHEFFIELD WM F ETAL
GRANTEE: HARPE CONNIE D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E60 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	0754	FOP	0	0	12	10	120.00	SF	15.00	15.00	100	1986	1986	3	20	360	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
3	0940	SHEDS/PORT	0	0	12	24	288.00	SF	20.10	20.10	100	1986	1986	3	20	1,158	

LAND DESCRIPTION

TOTAL OB/XF 3,688

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