BLOCK 1 LOT 10
IN OR 1142/1966
R673672 & R673673 & R673674

WILLIAMS DORIS E
85044 SARA ROAD
YULEE, FL 32097

2023

43-2N-27-4648-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

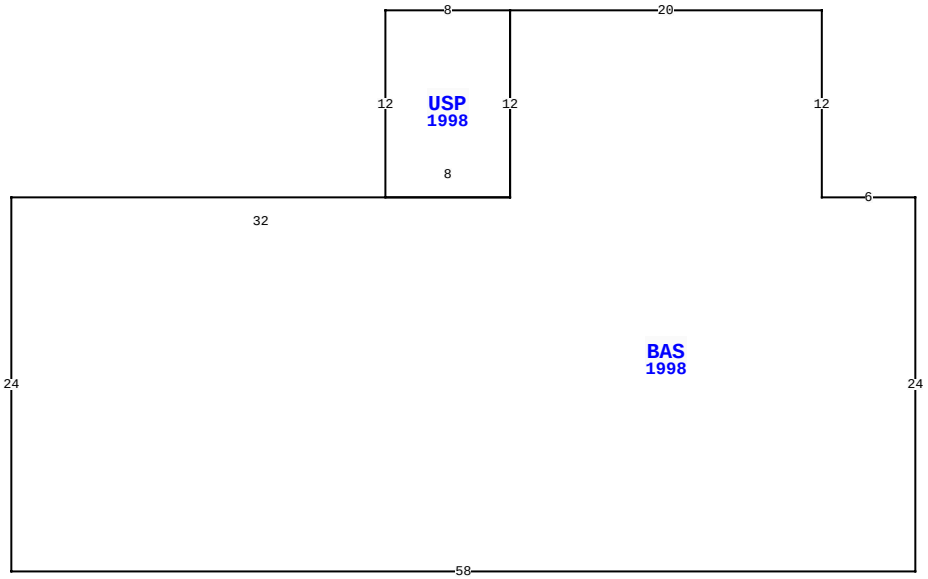
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,632	100	1,632	58,911
USP	96	50	48	1,733
TOTALS	1,728		1,680	60,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	117.2000	82.04	137,827	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 1999 Heated Area: 1632 HX Base Yr 1999



85044 SARA RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		60,644
TOTAL MARKET OB/XF VALUE		4,261
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		144,905
SOH/AGL Deduction		77,888
ASSESSED VALUE		67,017
TOTAL EXEMPTION VALUE	HX HB WX	47,017
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		144,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982127	MH MOVE-ON	0	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1145/0653	6/16/2003	WD	U	I	10	100
GRANTOR: DAY JOHN L JR						
GRANTEE: WILLIAMS DORIS						
1142/1966	6/05/2003	QC	U	I	01	100
GRANTOR: WILLIAMS DORIS E						
GRANTEE: SELLEY VIRGINIA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 USP=[YR=1998] W8 S12 E8 N12$ S12 W32 S24 E58 N24 W6 N12$.

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	100	10	20	200.00	SF	30.00	30.00	100	1997	1997	3	20	1,200	
2	1242	WD DECK A	0	100	0	0	78.00	SF	10.00	10.00	100	1997	1997	3	20	156	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 4,261

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		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