

BLOCK 1 LOT 14
IN OR 453 PG 396
R621659 & R621660

COMPANION ROBERT A & ANA M
85164 SARA ROAD
YULEE, FL 32097

2023

43-2N-27-4648-0001-0140



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 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
BAS	1,152	100
FSP	132	60
TOTALS	1,284	1,231

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,231	123.2000	80.08	98,578	1986	1986	0	0	70.00	30.00
1 M/H 93- - 100% - 0											
Heated Area: 1152 HX Base Yr											
Diagram showing building footprint with dimensions: 12, 11, 12, 11, 7, 24, 41, 48, 24. Labels: FSP 1993, BAS 1993.											
TOTALS	1,284	1,231	29,573								

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		29,573	
TOTAL MARKET OB/XF VALUE		13,914	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		123,487	
SOH/AGL Deduction		76,798	
ASSESSED VALUE		46,689	
TOTAL EXEMPTION VALUE		HX HB DX 30,000	
BASE TAXABLE VALUE		16,689	
TOTAL JUST VALUE		123,487	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		88,366	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0350	CARPORT WD	0 100	10	21	210.00	SF	13.00	13.00	100	1986
2	0511	GARAGE CB-	0 100	24	26	624.00	SF	30.00	30.00	100	1989
3	0810	CONCRETE A	0 100	22	20	440.00	SF	6.50	6.50	100	1989
4	1242	WD DECK A	0 100	11	24	264.00	SF	10.00	10.00	100	1989
TOTAL OB/XF 13,914											

LAND DESCRIPTION										TOTAL OB/XF										13,914									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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												