BLOCK 2 LOT 6
IN OR 1598/1264 1/2 HX INT
2007 TOWN HOME DW/MH

ADAMS JOHN & LISA ET AL/WOODS RUTH EST
85089 SARA ROAD
YULEE, FL 32097

2023

43-2N-27-4648-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

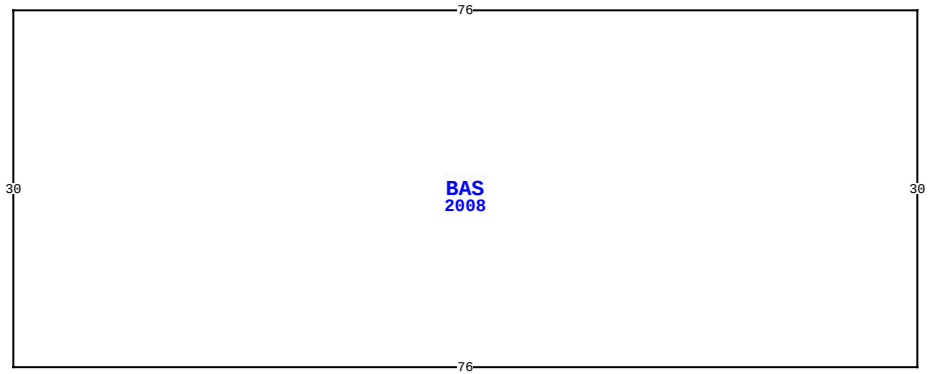
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	127,563
TOTALS	2,280		2,280	127,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.9200	90.24	205,747	2007	2007	0	0	0	38.00	62.00

2 M/H 94+ – 50% - 2010 Heated Area: 2280 HX Base Yr 2010



85089 SARA RD, YULEE

BLD DATE	04/21/2009 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		127,563
TOTAL MARKET OB/XF VALUE		6,536
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		214,099
SOH/AGL Deduction		71,945
ASSESSED VALUE		142,154
TOTAL EXEMPTION VALUE	HA HAB DX	36,265
BASE TAXABLE VALUE		105,889
TOTAL JUST VALUE		214,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5150	CO ISSUED	0	01/23/2009
M14280	MECH OTHER	0	12/01/2008
P13590	OTHER	0	12/01/2008
MH085150	MH MOVE-ON	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1598/1264	12/29/2008	WD	U	I	01	100
GRANTOR: ADAMS JOHN & LISA						
GRANTEE: ADAMS JOHN & LISA &						
1334/0566	7/19/2005	QC	Q	I		18,000
GRANTOR: WILLIS FOREST A & RIT						
GRANTEE: ADAMS JOHN & LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S30 E76 N30$.

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	1243	WD DECK F	0	50	10	3	30.00	SF	8.00	8.00	100	1997	1997	3	20	48	
2	0752	USP	0	50	24	12	288.00	SF	15.00	15.00	100	2019	2019	3	93	4,018	
3	1243	WD DECK F	0	50	16	10	160.00	SF	8.00	8.00	100	1997	1997	3	20	256	
4	0940	SHEDS/PORT	0	50	12	12	144.00	SF	30.00	30.00	100	1998	1998	3	20	864	
5	0940	SHEDS/PORT	0	50	15	15	225.00	SF	30.00	30.00	100	1998	1998	3	20	1,350	

LAND DESCRIPTION

TOTAL OB/XF 6,536

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	50	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 11/21/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS