BLOCK 2 LOT 8 1996 CLAY SW
IN OR 1221/434 & 437 &
CASE #11-94-DR OR 1731/1426

SELLEY AMANDA MARIE
85339 FAYE ROAD
YULEE, FL 32097

2023

43-2N-27-4648-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

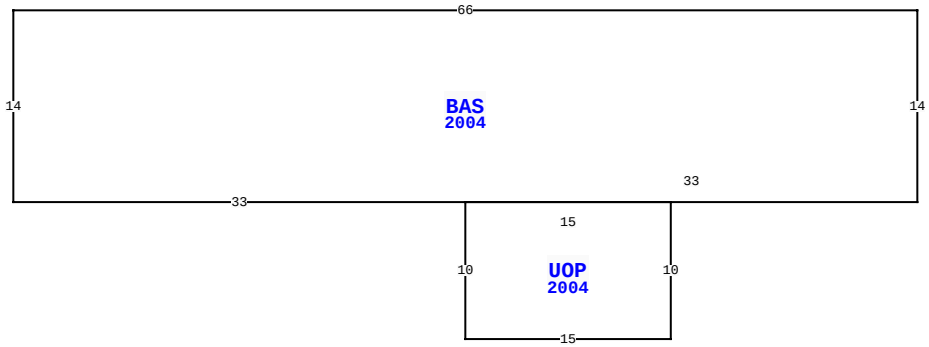
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	924	100	924	30,115
UOP	150	25	38	1,238
TOTALS	1,074		962	31,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	962	116.4000	81.48	78,384	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2005 Heated Area: 924 HX Base Yr 2005



85339 FAYE 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		31,354
TOTAL MARKET OB/XF VALUE		192
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		111,546
SOH/AGL Deduction		66,529
ASSESSED VALUE		45,017
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,017
TOTAL JUST VALUE		111,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH44369	MH MOVE-ON	0	06/01/2004
5329	NEW CONSTR	1,600	08/31/1988
2700	H/AC	1,900	08/25/1988
3149	NEW CONSTR	1,500	08/02/1988
5257	TEMP POLE	0	07/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1221/0437	4/12/2004	WD	U	I	10	100
GRANTOR: MILLER CHARLES D						
GRANTEE: SANDERS GENE L III						
1221/0434	4/12/2004	QC	U	I	10	100
GRANTOR: SELLEY FRANK R & VIRG						
GRANTEE: SANDERS GENE L III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W66 S14 E33 UOP=[YR=2004] S10 E15 N10 W15$ E33 N14$.

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	0751	UOP	0	100	8	12	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 192

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	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 05/22/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS