BLOCK 3 LOT 3
WILSON NECK LANDING 2 PB 4/72

TRAINER MARK
24328 ASBURY DRIVE
DENTON, MD 21629

2023

43-2N-27-4648-0003-0030

BUILDING CHARACTERISTICS

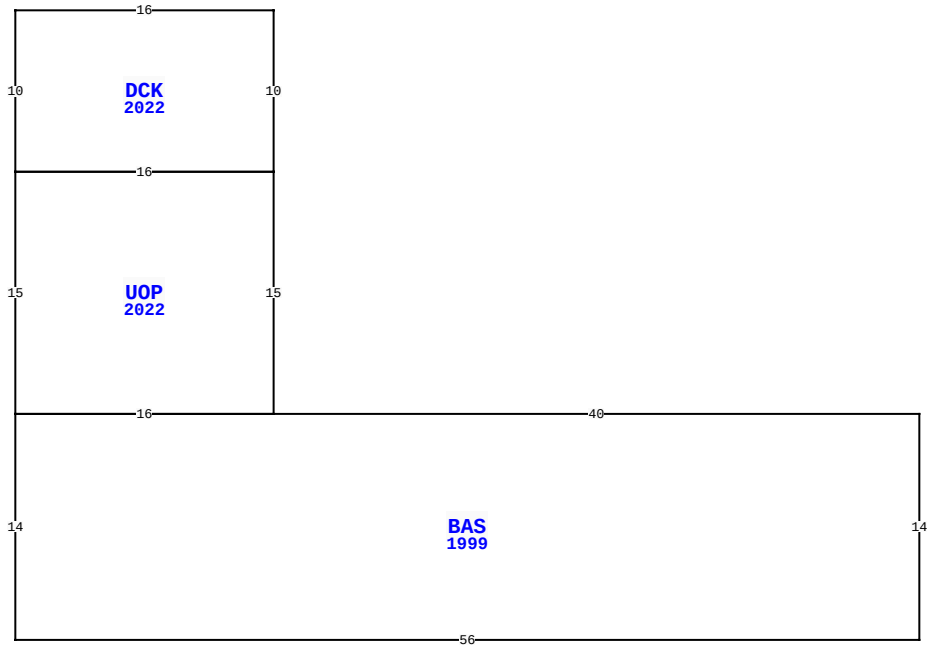
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	784	100	784	14,677
DCK	160	15	24	449
UOP	240	25	60	1,123
TOTALS	1,184		868	16,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	868	96.0000	62.40	54,163	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



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

85165 DERRICK RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	32,972
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	112,972
SOH/AGL Deduction	17,750
ASSESSED VALUE	95,222
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,222
TOTAL JUST VALUE	112,972
NCON VALUE	18,295
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015712	ADDITION	21,556	11/12/2021
MH992667	MH MOVE-ON	0	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2429/0666	1/29/2021	WD	Q	I	01	67,000
GRANTOR: DAY JOHN						
GRANTEE: TRAINER MARK						
0826/1925	3/19/1998	WD	Q	V		15,000
GRANTOR: MCCABE JACK E & BREND						
GRANTEE: DAY JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W40 UOP=[YR=2022] N15 DCK=[YR=2022] N10 W16 S10 E16$ W16 S15 E16$ W16 S14 E56 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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/18/2022 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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WILSON NECK LANDING 2 PB 4/72

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DENTON, MD 21629

2023

43-2N-27-4648-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

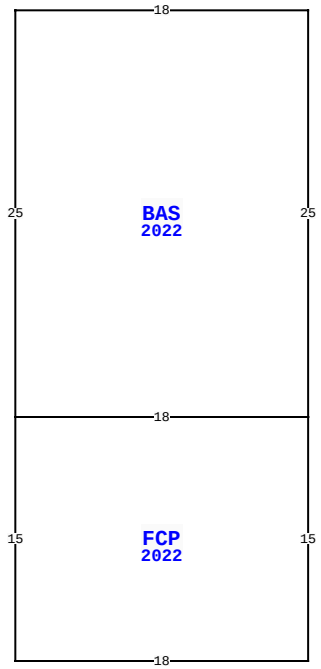
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	450	14,528
FCP	270	25	68	2,195
TOTALS	720		518	16,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	518	93.1700	32.61	16,892	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 0 Heated Area: 450 HX Base Yr



85165 DERRICK RD, YULEE

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XF DATE		LAND DATE	
INC DATE		AG DATE	

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NCON VALUE	18,295
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: TRAINER MARK						
0826/1925	3/19/1998	WD	Q	V		15,000
GRANTOR: MCCABE JACK E & BREND						
GRANTEE: DAY JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 S25 FCP=[YR=2022] S15 E18 N15 W18$ E18 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/18/2022 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS