BLOCK 4 LOT 14 1973 SHER SW
IN OR 2425/871
WILSON NECK LANDING 2 PB 4/72

FULLER BRYON KENNEY & SANDRA G
86180 CARTESIAN POINTE DRIVE
YULEE, FL 32097

2023

43-2N-27-4648-0004-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

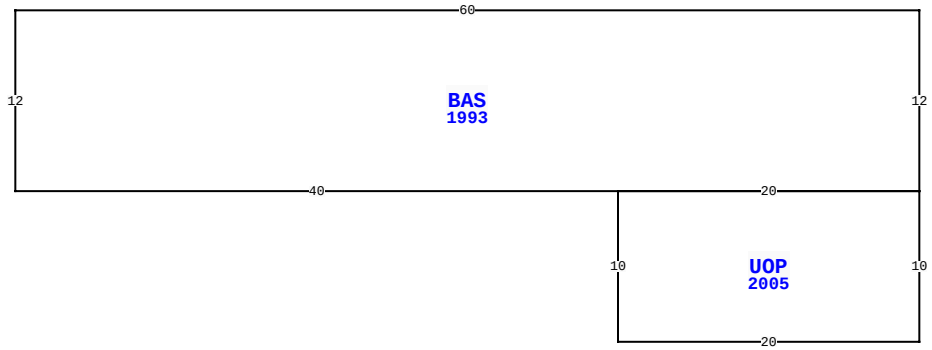
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	13,703
UOP	200	25	50	952
TOTALS	920		770	14,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	770	97.6000	63.44	48,849	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 720 HX Base Yr



85335 ALGER 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	14,655
TOTAL MARKET OB/XF VALUE	1,290
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	95,945
SOH/AGL Deduction	17,646
ASSESSED VALUE	78,299
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,299
TOTAL JUST VALUE	95,945
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2425/0871	2/14/2021	WD	Q	V	02	76,000
GRANTOR: MORENO ROBERTO G						
GRANTEE: FULLER BRYON KENNEY						
2118/0157	4/14/2017	WD	U	I	11	100
GRANTOR: STEWART SAMUEL						
GRANTEE: MORENO ROBERTO G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E40 UOP=[YR=2005] S10 E20 N10 W20$ E20 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	0	16	16	256.00	SF	24.00	24.00	100	2002	2002	3	21	1,290	

LAND DESCRIPTION

TOTAL OB/XF 1,290

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	150.00	291.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/01/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS