BLOCK 4 LOT 21
1983 GUER/RIVE DW/MH
IN OR 721 PG 1899

HOPPER CLEVE ALAN & DENISE M
35199 WELCOME LANE
CALLAHAN, FL 32011

2023

43-2N-27-4648-0004-0210

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	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

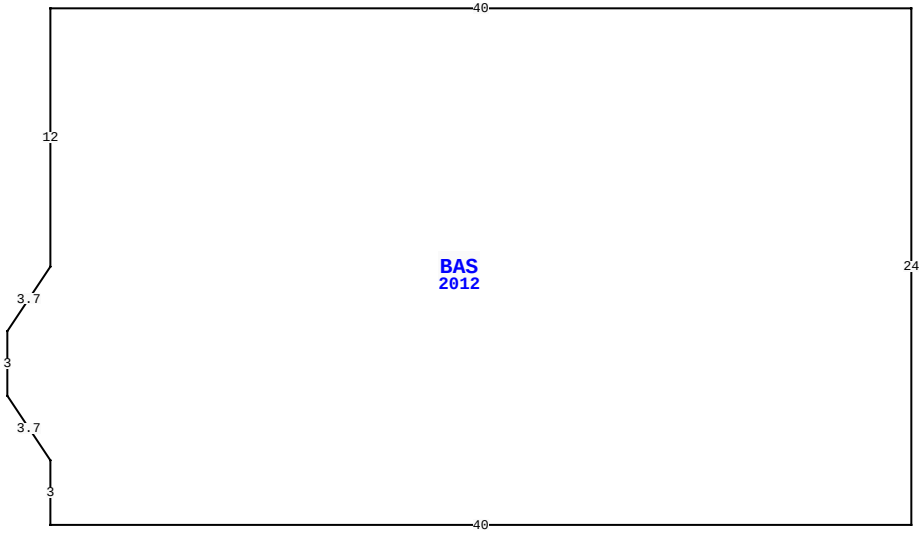
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100	972	15,391
TOTALS	972		972	15,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	972	81.2000	52.78	51,302	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 972 HX Base Yr



85121 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	15,391
TOTAL MARKET OB/XF VALUE	220
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	95,611
SOH/AGL Deduction	37,279
ASSESSED VALUE	58,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,332
TOTAL JUST VALUE	95,611
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0721/1899	1/13/1995	WD	U	V	10	6,800
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: HOPPER CLEVE & DENI						
0463/0089	8/01/1985	AC	U	V		4,708
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W40 S12 L2 D3 S3 D3 R2 S3 E40 N24$.

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
3	1242	WD DECK A	0	0	11	10	110.00	SF	10.00	10.00	100	1989	1989	3	20	220	

LAND DESCRIPTION

TOTAL OB/XF 220

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 07/23/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS