BLOCK 5 LOT 2 R433926
WILSON NECK LANDING 2 PB 4/72

RAY RICHARD C/RICH PAUL L
17813 N MAIN STREET
JACKSONVILLE, FL 32226

2023

43-2N-27-4648-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 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
BUD8 Adjustme	04	DIST 01 100
Quality	01	Quality Level 01

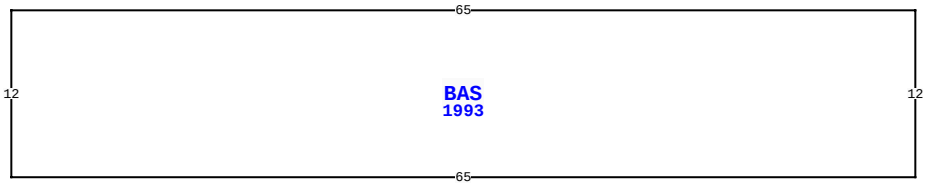
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	7,947
TOTALS	780		780	7,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	780	52.2500	33.96	26,489	1975	1975	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 780 HX Base Yr



85058 ALGER RD, YULEE

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

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	1242	WD DECK A	0	0	12	5	60.00	SF	10.00	10.00	100	1990	1990	3	20	120	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	7,947
TOTAL MARKET OB/XF VALUE	120
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	88,067
SOH/AGL Deduction	15,480
ASSESSED VALUE	72,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,587
TOTAL JUST VALUE	88,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2352/1934	3/24/2020	WD	Q	I	01	60,000
GRANTOR: BOWLES SYLVIA CHAPMAN						
GRANTEE: RAY RICHARD C & PAU						
2227/1400	9/14/2018	WD	U	I	37	25,000
GRANTOR: MILLER CARLEY P & VEL						
GRANTEE: BOWLES SYLVIA CHAPM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S12 E65 N12$.

LAND DESCRIPTION

TOTAL OB/XF 120

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 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