BLOCK 5 LOT 22
WILSON NECK LANDING 2 PB 4/72

BURROWS BRENDAN &/GAINES CLIFFORD
85083 DELEENE ROAD
YULEE, FL 32097

2023

43-2N-27-4648-0005-0220

BUILDING CHARACTERISTICS

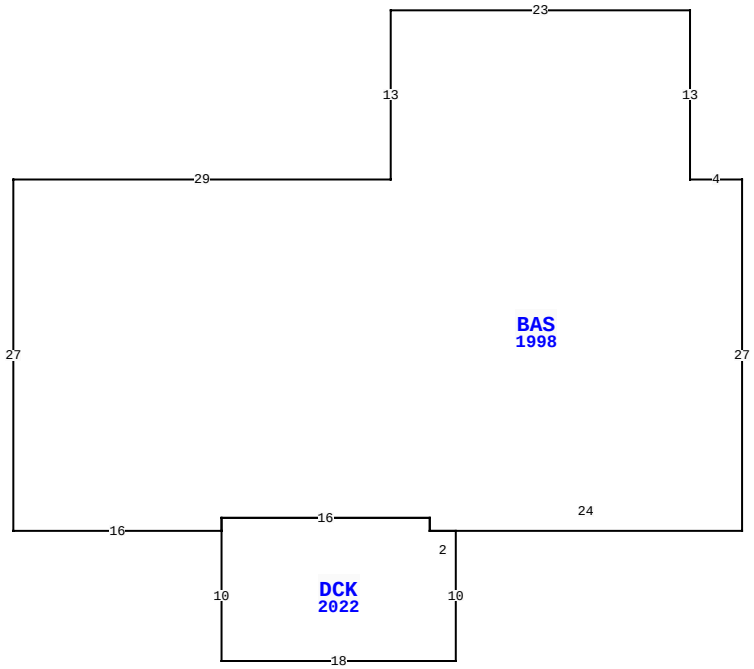
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,795	100	1,795	86,250
DCK	196	15	29	1,394
TOTALS	1,991		1,824	87,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,824	147.8400	96.10	175,286	1991	2001	0	0	0	50.00	50.00

1 M/H 93- – 100% - 2022 Heated Area: 1795 HX Base Yr 2022



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

85083 DELEENE RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		87,643
TOTAL MARKET OB/XF VALUE		10,582
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		178,225
SOH/AGL Deduction		57,936
ASSESSED VALUE		120,289
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		65,289
TOTAL JUST VALUE		178,225
NCON VALUE		1,393
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8760	MH MOVE-ON	37,000	12/13/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2349/0819	3/18/2020	WD	U	I	30	135,000
GRANTOR: GAINES JAMES CLIFFORD						
GRANTEE: BRENDAN BURROWS & C						
2124/0535	5/31/2017	SW	U	I	12	70,000
GRANTOR: CARRINGTON MORTGAGE S						
GRANTEE: GAINES JAMES CLIFFO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W4 N13 W23 S13 W29 S27 E16 DCK=[YR=2022] S10 E18 N10 W2 N1 W16 S1$ N1 E16 S1 E24 N27$.

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	13	29	377.00	SF	10.00	10.00	100	1992	1992	3	20	754	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
3	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2000	2000	3	29	7,308	

LAND DESCRIPTION

TOTAL OB/XF 10,582

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

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