TRACT 14
R378225 & R378226
IN OR 954/1866

SAPP ELLIS JEFFREY
85117 LINDA RD
YULEE, FL 32097

2023

43-2N-27-4651-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

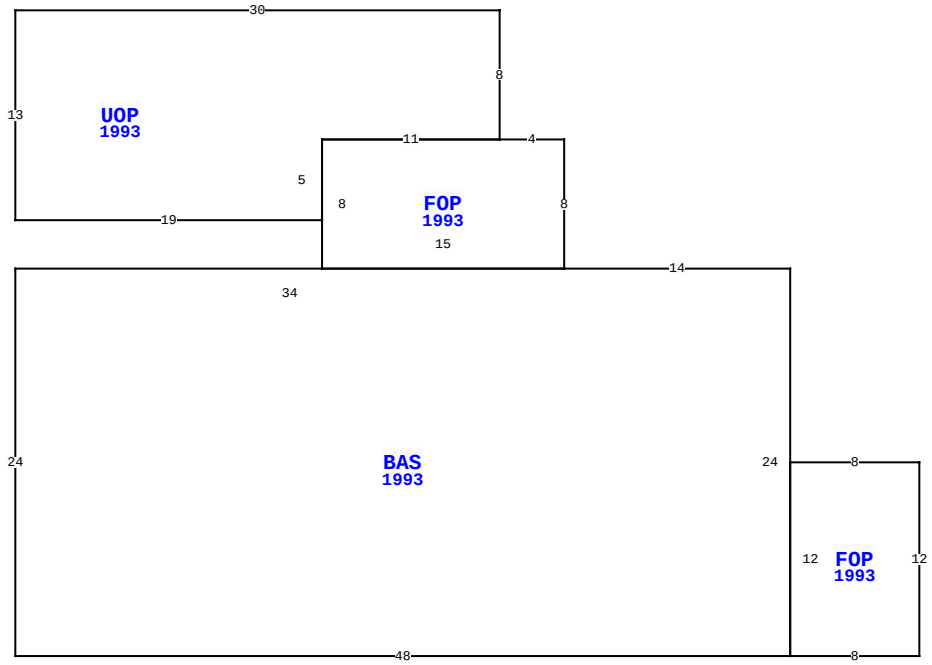
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	22,464
FOP	96	30	29	566
FOP	120	30	36	702
UOP	335	25	84	1,638
TOTALS	1,703		1,301	25,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,301	100.0000	65.00	84,565	1975	1975	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



85445 WILSON NECK RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	25,370
TOTAL MARKET OB/XF VALUE	8,365
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	113,735
SOH/AGL Deduction	35,459
ASSESSED VALUE	78,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,276
TOTAL JUST VALUE	113,735
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0954/1866	10/20/2000	QC	U	I	06	24,000

GRANTOR: CHANDLER TINA
GRANTEE: SAPP ELLIS JEFFREY

0943/1213	8/07/2000	QC	U	I	06	25,400

GRANTOR: SAPP ELLIS JEFFREY &
GRANTEE: CHANDLER TINA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N8 W4 UOP=[YR=1993] N8 W30 S13 E19 N5 E11$ W11 S8 E15 $ W34 S24 E48 FOP=[YR=1993] E8 N12 W8 S12 $ 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
1	0810	CONCRETE A	0	0	0	0	250.00	SF	6.50	6.50	100	1983	1983	3	44	715	
2	0861	POOL GUNIT	0	0	0	0	450.00	SF	85.00	85.00	100	1983	1983	3	20	7,650	

LAND DESCRIPTION

TOTAL OB/XF 8,365

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS