

KEY GERALD W & EVA A
96076 FALLING OAKS DRIVE
YULEE, FL 32097

2023

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100
Roof Structur03GABLE/HIP 100
Roof Cover12MODULAR MT 100
Interior Wall04PLYWOOD 100
Interior Floo14CARPET 70
Interior Floo08SHT VINYL 30
Air Condition01NONE 100
Heating Type04AIR DUCTED 100
Bedrooms
Bathrooms
Frame

Stories Units

BUD8 Adjustme04DIST 01 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,4601001,46027,948

FOP430119

TOTALS1,4641,46127,967

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

20940SHEDS/POR01002416384.00SF22.5022.50100200520053272,333

31242WD DECK A01008864.00SF10.0010.0010019951995320128

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000116CSFR MARSH100RS-1150.00640.002.40AC1.001.001.00135,000.00135,000.00324,000

2009500C SUBMERGED0OR0.000.002.89AC1.001.001.0025.0025.0072

REVIEW DATE01/19/2023BY DJA Total Acres: 5.29 Total Land Value: 324,072 Market: 0 Agricultural: 0 Common: 324,072 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECON FNCT AP NORM % COND

0820021,461117.800076.57111,8691976197600570.0025.00

M/H 93- - 100% - 0 Heated Area: 1460 HX Base Yr

Basement Footprint Diagram:

2461242730FOP1993BAS1993

Sales Data:

OFF RECORD NumberDATETYPEINSTQUANTITYPRICE SALE PRICE

1546/19521/17/2008QC U I 01100

GRANTOR: HUGHES ADRIA A ETAL &
GRANTEE: KEY GERALD W & EVA
1172/11319/09/2003PRUV24100
GRANTOR: ANDERSON MARY LOUISE
GRANTEE: HUGHES ADRIA A ETAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 S24 E30 FOP=[YR=1993] E4 N1 W4S1\$ N1 E4 S1 E27 N24\$.

NASSAU COUNTY PROPERTY PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE27,967

TOTAL MARKET OB/XF VALUE2,461

TOTAL LAND VALUE - MARKET324,072

TOTAL MARKET VALUE354,500

SOH/AGL Deduction291,523

ASSESSED VALUE62,977

TOTAL EXEMPTION VALUEHX HB37,905

BASE TAXABLE VALUE25,072

TOTAL JUST VALUE354,500

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE346,828