

MONTOYA ELENA
86475 GOODBREAD RD
YULEE, FL 32097

50-3N-27-4780-0006-0000

BUILDING CHARACTERISTICS

CD CONSTRUCTION

ELEMENT CD

05 AVERAGE 100
03 GABLE/HIP 100
12 MODULAR MT 100
04 PLYWOOD 100
14 CARPET 90
08 SHT VINYL 10
03 CENTRAL 100
04 AIR DUCTED 100

3 100
2 100
02 WOOD FRAME 100

1. 1. 100
0 100

Quality 03 Quality Level 03
DOR CODE 0200 MOBILE HOME
MAP NUM MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS 2,184 100 2,184 52,639
USP 264 50 132 3,182
UST 144 55 79 1,904

TOTALS 2,592 2,395 57,724

MARKEADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0820 02 2,395 123.6000 80.34 192,414 1979 1979 0 0 70.00 30.00

M/H 93- - 0% - 2023 Heated Area: 2184 HX Base Yr

Basement 1993

USP 1993

UST 1993

NASSAU COUNTY PROPERTY

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VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 57,724
TOTAL MARKET OB/XF VALUE 594
TOTAL LAND VALUE - MARKET 80,000
TOTAL MARKET VALUE 138,318
SOH/AGL Deduction 0
ASSESSED VALUE 138,318
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 138,318
TOTAL JUST VALUE 138,318
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 98,221

Sales Data

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2561/1244 5/09/2022 QC U I 11 100

GRANTOR: HENDERSON KRISTINA DO GRantee: MONTTOYA ELENA

2183/0445 3/12/2018 FJ U I 11 100

GRANTOR: HENDERSON DIANE ELIZA GRantee: HENDERSON KRISTINA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S16 W20 S40 E18 USP=[YR=1993] E22
UST=[YR=1993] E12 N12 W12 S12\$ N12 W22 S12\$ N12 E34 N44\$.

LAND DESCRIPTION TOTAL OB/XF 594

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 131.00 339.00 1.00 AC 1.00 1.00 1.00 80,000.00 80,000.00 80,000

REVIEW DATE 09/22/2017 BY SBX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS