LOTS 12 & 13
YULEE PARK #2 PB 5/60

GAINES JAMES C
85653 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2023

50-3N-27-4781-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

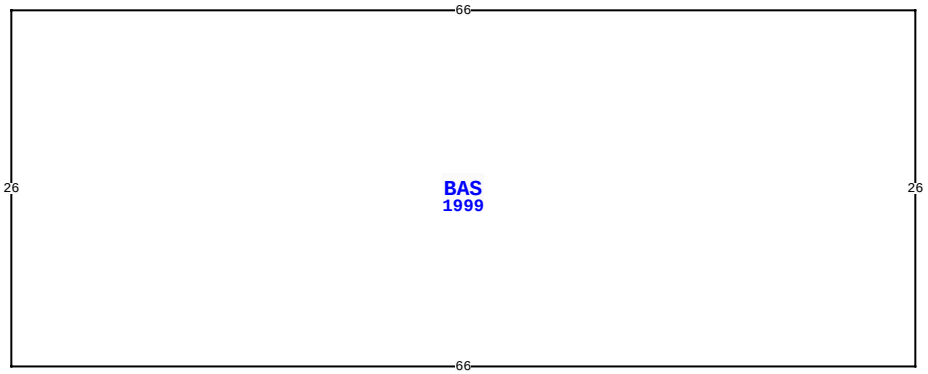
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	1,716	100	1,716	39,218
TOTALS	1,716		1,716	39,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,716	117.2000	76.18	130,725	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1716 HX Base Yr



851086 US HWY 17, YULEE

BLD DATE	11/26/2019	KKA	LGL DATE	
XF DATE	11/26/2019	KKA	LAND DATE	11/26/2019 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	82,147
TOTAL MARKET OB/XF VALUE	17,775
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	259,922
SOH/AGL Deduction	0
ASSESSED VALUE	259,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,922
TOTAL JUST VALUE	259,922
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327658	GARAGE	168,240	09/01/2013
93-0613	XFOB	2,900	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2608/0127	12/14/2022	WD	Q	I	01	330,000
GRANTOR: BRC SPORTS LLC						
GRANTEE: GAINES JAMES C						
2539/0079	2/11/2022	SW	Q	I	02	200,000
GRANTOR: CREWS JIMMIE R & ANGE						
GRANTEE: BRC SPORTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W66 S26 E66 N26$.

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	0680	POLE SHED	0	0	38	30	1,140.00	SF	10.00	10.00	100	1990	1990	3	20	2,280	
2	0811	CONCRETE B	0	0	0	0	750.00	SF	5.20	5.20	100	1991	1991	3	64	2,496	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
4	0752	USP	0	0	32	12	384.00	SF	15.00	15.00	100	1993	1993	3	20	1,152	
5	1242	WD DECK A	0	0	0	0	171.00	SF	10.00	10.00	100	2000	2000	3	20	342	
6	0680	POLE SHED	0	0	0	0	246.00	SF	10.00	10.00	100	1993	1993	3	20	492	
7	0810	CONCRETE A	0	0	0	0	360.00	SF	6.50	6.50	100	1994	1994	3	70	1,638	
8	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1993	1993	3	20	576	
9	0920	CWALL-WD/M	0	0	0	0	161.00	LF	195.00	195.00	100	1998	1998	3	20	6,279	

LAND DESCRIPTION

TOTAL OB/XF 17,775

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	117.00	375.00	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 11/26/2019 BY KKA Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

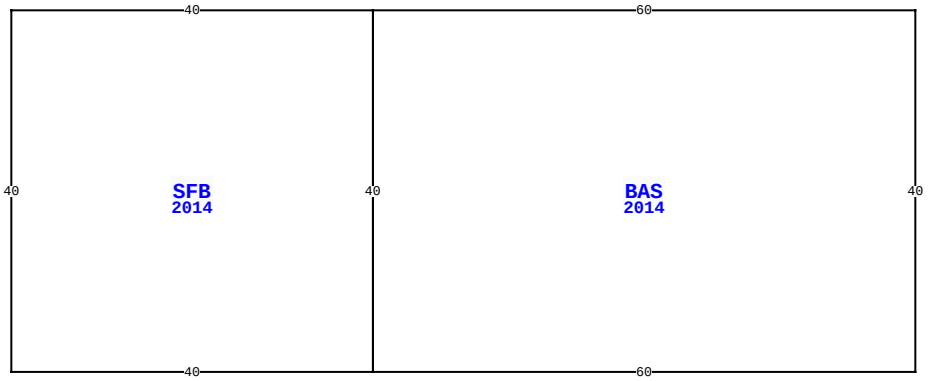
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	27,997
SFB	1,600	80	1,280	14,932
TOTALS	4,000		3,680	42,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,680	36.2250	12.68	46,662	2014	2014	0	0	0	8.00	92.00

2 GARAGE RES – 0% - 2023 Heated Area: 3680 HX Base Yr



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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,536

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2539/0079	2/11/2022	SW	Q	I	02	200,000
GRANTOR: CREWS JIMMIE R & ANGE						
GRANTEE: BRC SPORTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W60 SFB=[YR=2014] W40 S40 E40 N40$ S40 E60 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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