IN OR 676 PG 1980
2001 KING DW

MCCLAIN RONALD KEVIN
96292 FREEMAN ROAD
YULEE, FL 32097

2023

50-3N-28-0000-0039-0020

BUILDING CHARACTERISTICS

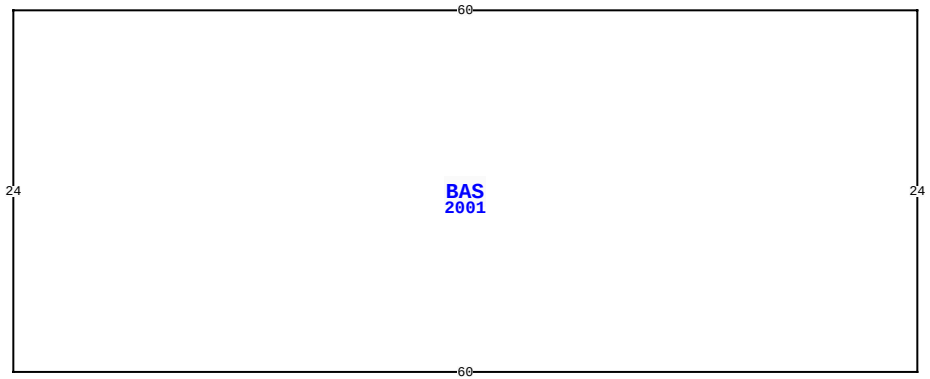
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	59,069
TOTALS	1,440		1,440	59,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	117.2000	82.04	118,138	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 1996 Heated Area: 1440 HX Base Yr 1996



96292 FREEMAN 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		59,069
TOTAL MARKET OB/XF VALUE		3,874
TOTAL LAND VALUE - MARKET		280,665
TOTAL MARKET VALUE		343,608
SOH/AGL Deduction		213,459
ASSESSED VALUE		130,149
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,149
TOTAL JUST VALUE		343,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3359	MH MOVE-ON	0	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0676/1980	3/15/1993	WD	Q	I		72,500
GRANTOR: CRAIG ROBT & GAYE						
GRANTEE: MCCLAIN RONALD KEVI						
0295/0415	7/01/1979	WD	U	V		700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S24 E60 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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1980	1980	3	20	864	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,874

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	000130	C	SFR WATER	100		RMH	180.00	501.00	180.00	FF	6	1.05	1.00	0.58	2,700.00	1,559.25	280,665							

REVIEW DATE 10/17/2017 BY KW Total Acres: 0.00 Total Land Value: 280,665 Market: 0 Agricultural: 0 Common: 280,665 PRINTED 08/02/2023 BY SYS