IN OR 2508/1908
R673468 & R673469

DRUMMER KIMBERLY
600 SEAWELL CT
SMYRNA, TN 37167

**2023**

**51-3N-27-0000-0023-0060**

## BUILDING CHARACTERISTICS

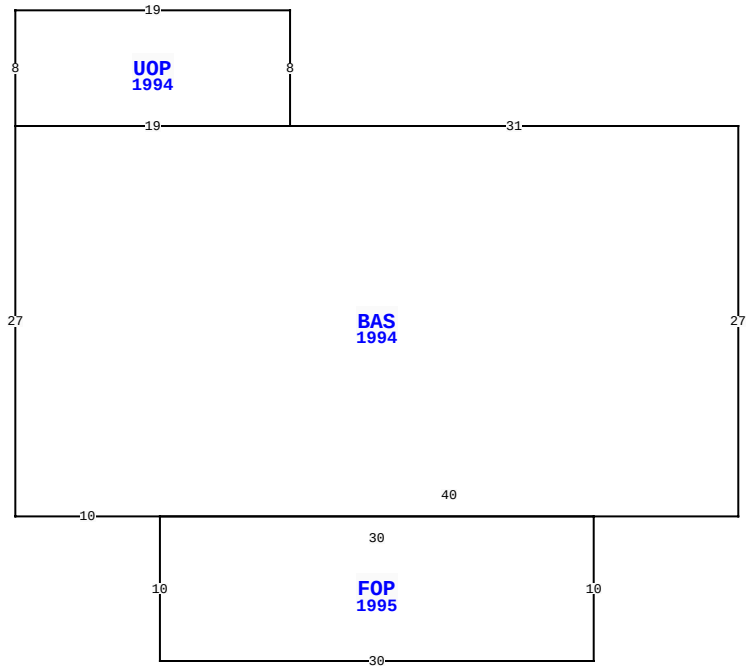
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 1,350 | 100 | 1,350 | 57,494 |
| FOP | 300 | 30 | 90 | 3,833 |
| UOP | 152 | 25 | 38 | 1,618 |
| TOTALS | 1,802 | | 1,478 | 62,945 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,478 | 117.0000 | 81.90 | 121,048 | 1994 | 2002 | 0 | 0 | 0 | 48.00 | 52.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1350 HX Base Yr




86064 JONES 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 | 62,945 |
| TOTAL MARKET OB/XF VALUE | 842 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 113,787 |
| SOH/AGL Deduction | 17,651 |
| ASSESSED VALUE | 96,136 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 96,136 |
| TOTAL JUST VALUE | 113,787 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 87,396 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 95-01834 | ADDITION | 2,550 | 04/01/1995 |
| 94 623 | MH MOVE-ON | 27,000 | 09/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2508/1908 | 10/26/2021 | WD | Q | I | 01 | 102,000 |
| GRANTOR: BOWEN MAEGAN E & JUST | | | | | | |
| GRANTEE: DRUMMER KIMBERLY | | | | | | |
| 2488/1256 | 8/17/2021 | QC | U | I | 11 | 100 |
| GRANTOR: COOPER TIM M & DIANA | | | | | | |
| GRANTEE: BOWEN JUSTIN M & MA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W31 UOP=[YR=1994] N8 W19 S8 E19$ W19 S27 E10
FOP=[YR=1995] S10 E30 N10 W30$ E40 N27$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 0810 | CONCRETE A | 0 | 0 | 3 | 20 | 60.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 62 | 242 | |
| 5 | 1242 | WD DECK A | 0 | 0 | 10 | 30 | 300.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 842

| 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 | 0007 | RS-2 | 100.00 | 108.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 09/17/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS