

LOTS 35 & 37
IN OR 2086/1510
NASSAU ACRES 2 PB 3/61

JOHNSON RHESTON E/MURRAY LOIS J
86048 OAK ST
YULEE, FL 32097

2023

51-3N-27-4820-0035-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	05	AVERAGE 100	0800	02	1,248	116.8000	81.76	102,036	2004	2004	0	0	0	44.00	56.00	STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2017														Heated Area: 1248												HX Base Yr 2017											
Roof Cover	03	COMP SHNGL 100	24 52 24 52 BAS 2004																																					
Interior Wall	05	DRYWALL 100																																						
Interior Floo	14	CARPET 70																																						
Interior Floo	08	SHT VINYL 30																																						
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	1,248	100	1,248	57,140																																				
TOTALS			1,248	1,248	57,140																																			
EXTRA FEATURES			86048 OAK ST, YULEE																																					
L N	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																								
2	1242	WD DECK A	0 100	0	0	144.00	SF	10.00	10.00	100	2005	2005	3	27	389																									
3	0812	CONCRETE C	0 100	0	0	1,098.00	SF	4.00	4.00	100	2007	2007	3	89	3,909																									
4	0510	GARAGE WD-	0 100	24	16	384.00	SF	35.00	35.00	100	2007	2007	3	52	6,989																									
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		RS-2	150.00	100.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000																							
REVIEW DATE 02/20/2018 BY SBX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																																								

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2086/1510	11/30/2016	SW	U	I	18	45,100

GRANTOR: SECRETARY OF HOUSING

GRANTEE: JOHNSON RHESTON E &

2072/0252	3/23/2016	SW	U	I	12	100
-----------	-----------	----	---	---	----	-----

GRANTOR: WELLS FARGO BANK NA

GRANTEE: SECRETARY OF HOUSIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W52 S24 E52 N24\$.