TRACT 43 2001 FTWD DW
IN OR 1103/92
YULEE HILLS PB 4/31

BOATRIGHT BENNIE/WATSON WANDA
86514 YULEE HILLS ROAD
YULEE, FL 32097

2023

51-3N-27-4881-0043-0000

NASSAU COUNTY PROPERTY

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

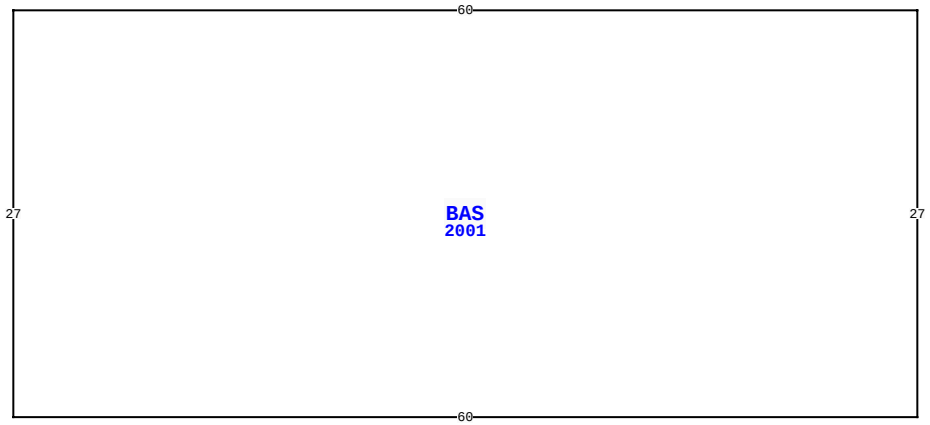
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	66,453
TOTALS	1,620		1,620	66,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.2000	82.04	132,905	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2003 Heated Area: 1620 HX Base Yr 2003



86514 YULEE HILLS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		66,452
TOTAL MARKET OB/XF VALUE		4,550
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		151,002
SOH/AGL Deduction		79,211
ASSESSED VALUE		71,791
TOTAL EXEMPTION VALUE	HX HB	46,791
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		151,002
NCON VALUE		3,010
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH 01358	MH MOVE-ON	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1103/0092	12/23/2002	QC	U	I	06	25,000
GRANTOR: WATSON WANDA &						
GRANTEE: WATSON WANDA & BENN						
0794/1116	5/28/1997	WD	Q	I		25,000
GRANTOR: JONES WILLIAM S JR						
GRANTEE: WATSON WANDA						

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	1242	WD DECK A	0	100	0	0	770.00	SF	10.00	10.00	100	2001	2001	3	20	1,540	
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	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S27 E60 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 4,550

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	100		RM	150.00	291.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/26/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS