TRACT 58 1994 OAKD DW
IN OR 1867/1674
YULEE HILLS PB 4/31

BROWN KENNETH M & STEPHANIE C
546 SANTA MARIA DR
FERNANDINA BEACH, FL 32034

2023

51-3N-27-4881-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

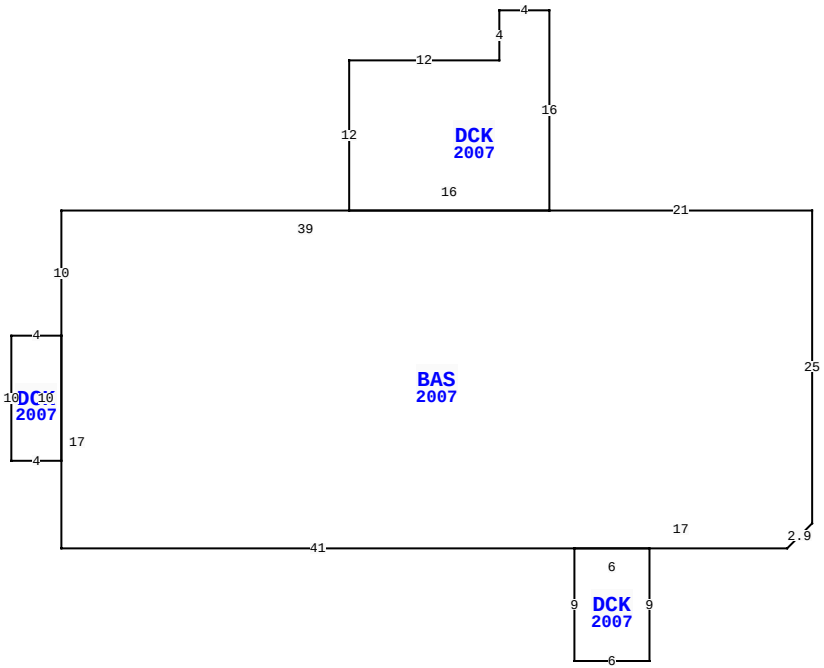
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,618	100	1,618	47,788
DCK	40	15	6	177
DCK	54	15	8	236
DCK	208	15	31	916
TOTALS	1,920		1,663	49,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,663	140.6400	98.45	163,722	1994	1994	0	0	0	70.00	30.00

2 M/H 94+ – 0% - 0 Heated Area: 1618 HX Base Yr



BLD DATE	11/02/2007 JM	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

86215 JEAN RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	49,117
TOTAL MARKET OB/XF VALUE	1,613
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	130,730
SOH/AGL Deduction	26,131
ASSESSED VALUE	104,599
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,599
TOTAL JUST VALUE	130,730
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4953	CO ISSUED	0	06/01/2007
MH4953	MH MOVE-ON	0	06/01/2007
E19418	ELEC OTHER	0	06/01/2007
P12477	OTHER	0	06/01/2007
B19827	DEMOLITION	4,950	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1867/1674	7/12/2013	WD	Q	I	01	89,000
GRANTOR: PLATT KEITH L & MAGON						
GRANTEE: BROWN KENNETH M & S						
1531/1778	10/23/2007	WD	U	I	07	100
GRANTOR: PLATT ROGER & PAULA						
GRANTEE: PLATT KEITH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W21 DCK=[YR=2007] N16 W4 S4 W12 S12 E16$ W39 S10 DCK=[YR=2007] W4 S10 E4 N10$ S17 E41 DCK=[YR=2007] S9 E6 N9 W6$ E17 R2 U2 N25$.

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
3	0510	GARAGE WD-	0	0	24	12	288.00	SF	28.00	28.00	100	1985	1985	3	20	1,613	

LAND DESCRIPTION

TOTAL OB/XF 1,613

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		RM	153.00	286.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/20/2018 BY SBX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS