TRACT 59
YULEE HILLS PB 4/31

HASPEL GREGORY A
86195 JEAN ROAD
YULEE, FL 32097

2023

51-3N-27-4881-0059-0000

BUILDING CHARACTERISTICS

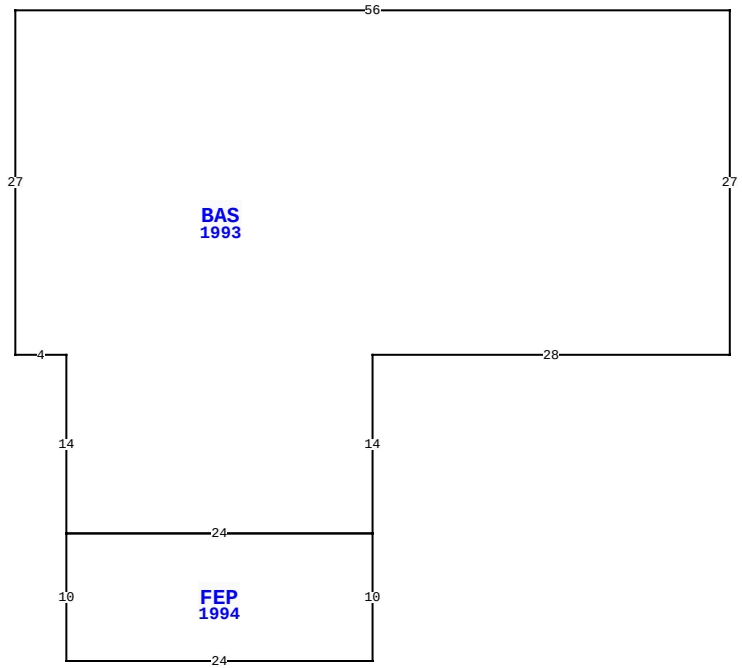
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,848	100	1,848	100,404
FEP	240	85	204	11,083
TOTALS	2,088		2,052	111,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.6000	82.32	168,921	1992	2009	0	0	0	34.00	66.00

1 M/H 94+ – 0% - 0 Heated Area: 2052 HX Base Yr



86195 JEAN 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	111,488
TOTAL MARKET OB/XF VALUE	128
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	191,616
SOH/AGL Deduction	40,723
ASSESSED VALUE	150,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,893
TOTAL JUST VALUE	191,616
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
373	ADDITION	2,400	07/01/1993
9115	MH MOVE-ON	18,500	11/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/1178	11/15/2019	QC	U	I	11	100
GRANTOR: HASPEL STACY						
GRANTEE: HASPEL GREGORY A						
2197/0166	5/16/2018	WD	Q	I	02	117,000
GRANTOR: DUNMAN DEBORAH A & JO						
GRANTEE: HASPEL GREGORY A II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E4 S14 FEP=[YR=1994] S10 E24 N10 W24$ E24 N14 E28 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
1	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1992	1992	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 128

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 08/24/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS