TRACT 64
YULEE HILLS PB 4/31

SCHEIDER HARRIET A
12609 DEEDER LANE
JACKSONVILLE, FL 32258

2023

51-3N-27-4881-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

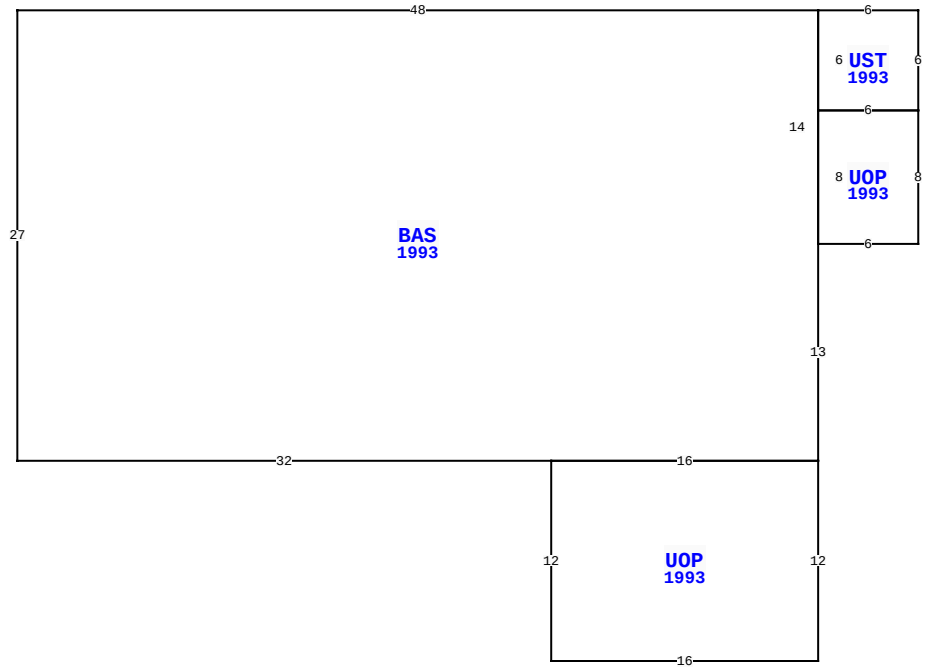
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	1,296	100	1,296	25,222
UOP	48	25	12	233
UOP	192	25	48	934
UST	36	55	20	389
TOTALS	1,572		1,376	26,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,376	99.8000	64.87	89,261	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1296 HX Base Yr



86053 JEAN 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	26,778
TOTAL MARKET OB/XF VALUE	4,992
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	111,770
SOH/AGL Deduction	0
ASSESSED VALUE	111,770
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,770
TOTAL JUST VALUE	111,770
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/0616	8/31/2022	PR	U	I	11	100
GRANTOR: SCHEIDER HARRIET A AS						
GRANTEE: SCHEIDER HARRIET A						
0462/0130	7/01/1985	WD	U	V		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W6 BAS=[YR=1993] W48 S27 E32 UOP=[YR=1993] S12 E16 N12 W16$ E16 N13 UOP=[YR=1993] E6 N8 W6 S8$ N14$ S6 E6 N6$.

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	0511	GARAGE CB-	0	0	12	20	240.00	SF	40.00	40.00	100	1986	1986	3	52	4,992	

LAND DESCRIPTION

TOTAL OB/XF 4,992

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