TRACT 78
2007 FLEE DW/MH
YULEE HILLS PB 4/31

BATTS KARL
86382 JEAN RD
YULEE, FL 32097

**2023**

**51-3N-27-4881-0078-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

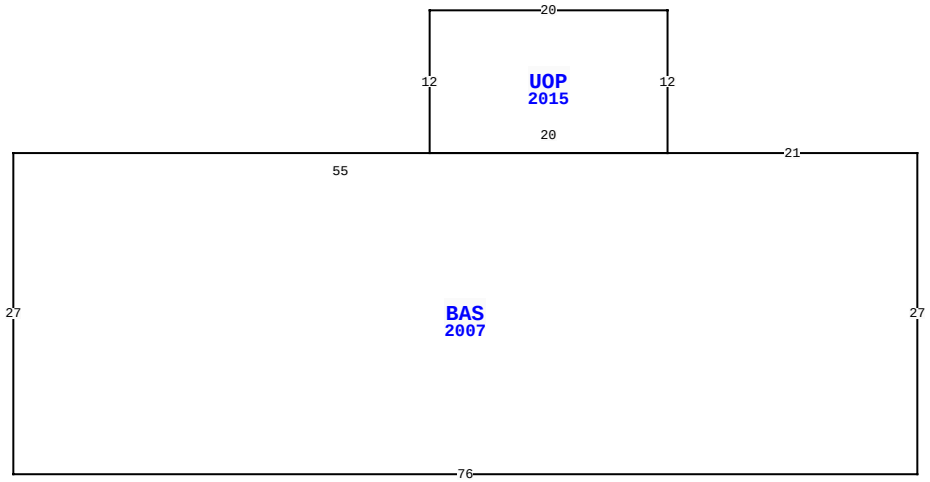
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 2,052 | 100 | 2,052 | 127,414 |
| UOP | 240 | 25 | 60 | 3,725 |
| TOTALS | 2,292 | | 2,112 | 131,140 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,112 | 123.2000 | 86.24 | 182,139 | 2007 | 2012 | 0 | 0 | 0 | 28.00 | 72.00 |

1 M/H 94+ – 100% - 2016 Heated Area: 2052 HX Base Yr 2016




86382 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 | | 131,140 |
| TOTAL MARKET OB/XF VALUE | | 16,525 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 227,665 |
| SOH/AGL Deduction | | 125,005 |
| ASSESSED VALUE | | 102,660 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 52,660 |
| TOTAL JUST VALUE | | 227,665 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 158,209 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230008143 | 30X40 MTL GAR | 79,776 | 06/26/2023 |
| MH4938 | CO ISSUED | 0 | 10/21/2008 |
| E19296 | ELEC OTHER | 0 | 05/01/2007 |
| MH4938 | MH MOVE-ON | 0 | 05/01/2007 |
| P12402 | OTHER | 0 | 05/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 9999/9999 | 9/08/2015 | SW | U | I | 18 | 80,200 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: BATTS KARL | | | | | | |
| 9999/9999 | 9/08/2015 | CN | U | I | 11 | 100 |
| GRANTOR: BATTS KARL | | | | | | |
| GRANTEE: BATTS KARL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W21 UOP=[YR=2015] N12 W20 S12 E20$ W55 S27 E76 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2007 | 2007 | 3 | 92 | 3,220 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 707.00 | SF | 5.20 | 5.20 | 100 | 2008 | 2008 | 3 | 90 | 3,309 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 35 | 12 | 420.00 | SF | 35.00 | 35.00 | 25 | 2019 | 2019 | 3 | 68 | 9,996 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,525

| 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 | 153.00 | 285.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 06/02/2020 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS