TRACT 80
IN OR 1792/1826
R378313 & R78314

BYRD ROCKY B EST
PO BOX 362
YULEE, FL 32041-0362

2023

51-3N-27-4881-0080-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

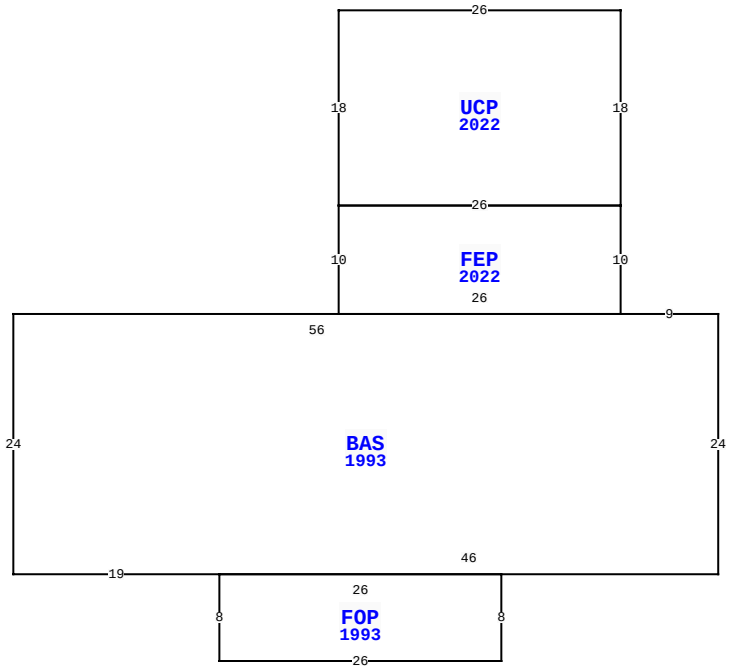
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	34,679
FEP	260	85	221	4,913
FOP	208	30	62	1,378
UCP	468	20	94	2,090
TOTALS	2,496		1,937	43,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,937	114.0000	74.10	143,532	1976	1976	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1781 HX Base Yr



86430 YULEE HILLS 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	43,060
TOTAL MARKET OB/XF VALUE	3,134
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	126,194
SOH/AGL Deduction	47,087
ASSESSED VALUE	79,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,107
TOTAL JUST VALUE	126,194
NCON VALUE	10,137
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1792/1826	3/30/2012	LE	U	I	11	100
GRANTOR: BYRD IVA L						
GRANTEE: BYRD ROCKY B						
0399/0242	9/01/1983	WD	Q	V		3,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FEP=[YR=2022] N10 UCP=[YR=2022] N18 W26 S18 E26$ W26 S10 E26$ W56 S24 E19 FOP=[YR=1993] S8 E26 N8 W26$ E46 N24$.

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	0811	CONCRETE B	0	0	0	0	615.00	SF	5.20	5.20	100	2018	2018	3	98	3,134	

LAND DESCRIPTION

TOTAL OB/XF 3,134

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	0006	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