TRACT 86 1994 FLEE SW/MH
PT OR 1850/1342
YULEE HILLS PB 4/31

HENDRY CASEY M & ASHLEY
85222 MINER RD
YULEE, FL 32097

2023

51-3N-27-4881-0086-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

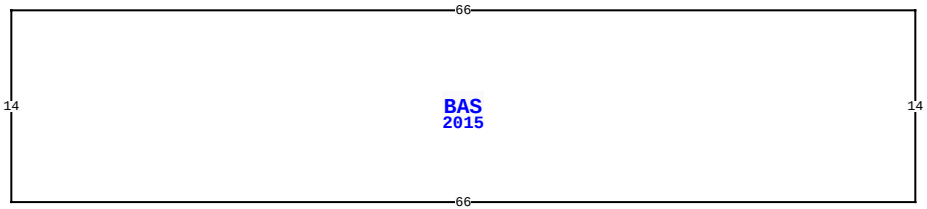
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	31,836
TOTALS	924		924	31,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	107.0000	74.90	69,208	1994	1999	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 924 HX Base Yr



86275 MELISSA 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	31,836
TOTAL MARKET OB/XF VALUE	1,525
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	113,361
SOH/AGL Deduction	50,035
ASSESSED VALUE	63,326
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,326
TOTAL JUST VALUE	113,361
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1850/1342	4/09/2013	WD	Q	V	05	45,000
GRANTOR: CARTER JANNIE W						
GRANTEE: HENDRY CASEY M & AS						
0390/0192	6/01/1983	WD	Q	V		3,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W66 S14 E66 N14$.

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	17	9	153.00	SF	10.00	10.00	100	2010	2010	3	50	765	
2	1242	WD DECK A	0	0	19	8	152.00	SF	10.00	10.00	100	2010	2010	3	50	760	

LAND DESCRIPTION

TOTAL OB/XF 1,525

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	0		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