TRACT 88
IN OR 2083/580
R108083 & R108082

SHAPIRA FRANK N
86253 MELISSA ROAD
YULEE, FL 32097

2023

51-3N-27-4881-0088-0000

NASSAU COUNTY PROPERTY

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	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

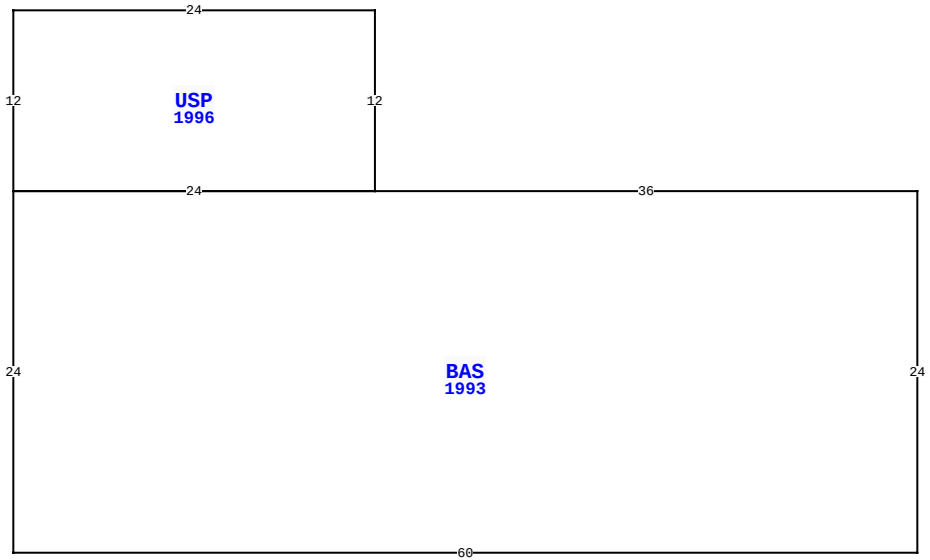
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	32,573
USP	288	50	144	3,257
TOTALS	1,728		1,584	35,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,584	116.0000	75.40	119,434	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 1440 HX Base Yr 2017



86253 MELISSA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		35,830
TOTAL MARKET OB/XF VALUE		15,094
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		130,924
SOH/AGL Deduction		69,261
ASSESSED VALUE		61,663
TOTAL EXEMPTION VALUE	HX HB	36,663
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		130,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9602543	ADDITION	6,086	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2083/0580	9/28/2016	WD	Q	I	01	58,000
GRANTOR: JOHNSON RONALD						
GRANTEE: SHAPIRA FRANK N						
0427/0805	7/01/1984	WD	Q	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 USP=[YR=1996] N12 W24 S12 E24$ W24 S24 E60 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	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	2013	2013	3	75	12,600	
2	0751	UOP	0	100	8	12	96.00	SF	6.70	6.70	100	2013	2013	3	75	482	
3	0940	SHEDS/PORT	0	100	0	0	240.00	SF	20.10	20.10	100	1985	1985	3	20	965	
4	0810	CONCRETE A	0	100	23	10	230.00	SF	6.50	6.50	100	1994	1994	3	70	1,047	

LAND DESCRIPTION

TOTAL OB/XF 15,094

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 01/15/2020 BY KWX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS