IN OR 1408/232
R360206 & R360207

THEOBALD THOMAS A & MONA R
96568 CALHOUN RD
FERNANDINA BEACH, FL 32034

2023

52-3N-27-0000-0002-0150

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 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

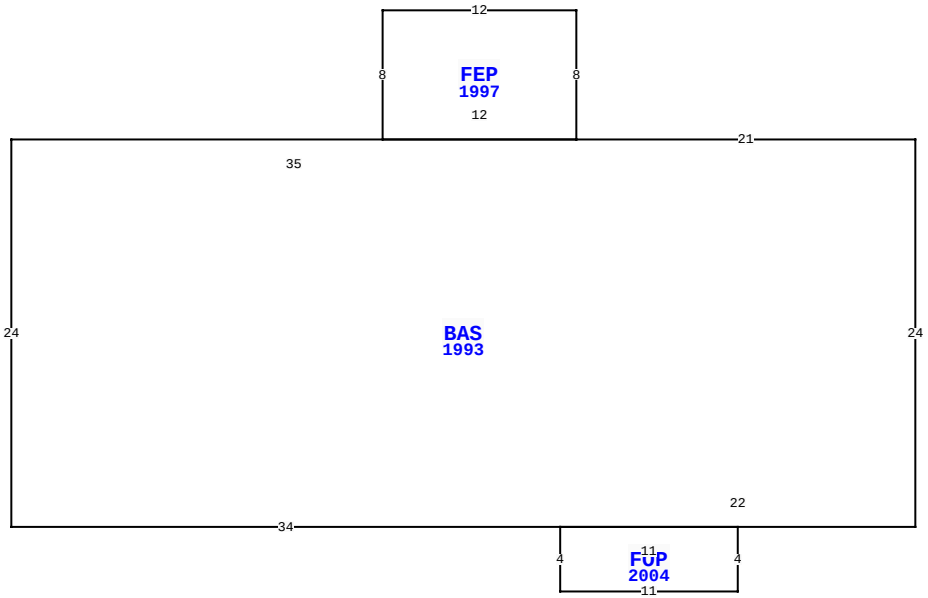
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	32,498
FEP	96	85	82	1,983
FOP	44	30	13	314
TOTALS	1,484		1,439	34,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,439	124.0000	80.60	115,983	1973	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1426 HX Base Yr



86016 RUSH RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,795
TOTAL MARKET OB/XF VALUE	2,441
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	137,236
SOH/AGL Deduction	15,180
ASSESSED VALUE	122,056
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,056
TOTAL JUST VALUE	137,236
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/0232	4/28/2006	WD	Q	I		225,000
GRANTOR: CHAE PROPERTIES LLC						
GRANTEE: THEOBALD THOMAS A &						
1272/1156	11/09/2004	WD	U	I	19	140,000
GRANTOR: WHITE DAVID K & HYE C						
GRANTEE: CHAE PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 FEP=[YR=1997] N8 W12 S8 E12$ W35 S24 E34
FOP=[YR=2004] S4 E11 N4 W11$ E22 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
3	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	1990	1990	3	20	1,728	
5	0680	POLE SHED	0	0	10	24	240.00	SF	10.00	10.00	100	1990	1990	3	20	480	
6	0811	CONCRETE B	0	0	3	22	66.00	SF	5.20	5.20	100	1993	1993	3	68	233	

LAND DESCRIPTION

TOTAL OB/XF 2,441

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	000130	C	SFR WATER	0	0005	OR	100.00	641.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 03/23/2022 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS