PARCEL 2-41 UNR W/D
IN OR 2158/1766
R12745085

HARDEN CARLA V (JT/RS) ET AL/PRUITT ANGELA M
86055 MERRYLENE RD
YULEE, FL 32097

2023

52-3N-27-0000-0002-0410

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

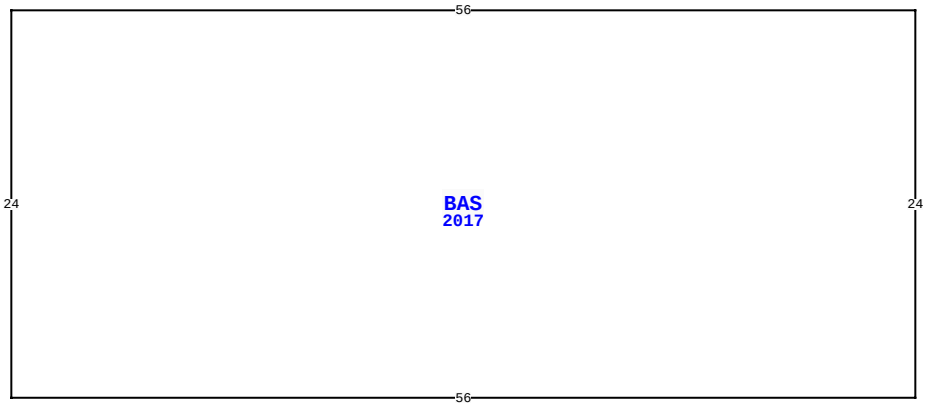
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	102,018
TOTALS	1,344		1,344	102,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	116.6000	81.62	109,697	2017	2017	0	0	0	7.00	93.00

2 M/H 94+ – 100% - 2022 Heated Area: 1344 HX Base Yr 2022



86055 MERRYLENE 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		102,018
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		182,018
SOH/AGL Deduction		48,698
ASSESSED VALUE		133,320
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,320
TOTAL JUST VALUE		182,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000031	CO ISSUED	0	01/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2158/1766	10/25/2017	QC	U	I	11	100
GRANTOR: HARDEN ANTHONY & KARE						
GRANTEE: PRUITT VALERA M & A						
2155/1742	10/25/2017	QC	U	I	11	100
GRANTOR: HARDEN ANTHONY B & KA						
GRANTEE: PRUITT VALERA M & A						

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W56 S24 E56 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0002	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 06/28/2018 BY SB Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS