LOT 15
IN OR 1959/1200
R622312 & R622313

SHARPE FRANCES J L/E/
1006 JACK ONEAL RD
UVALDA, GA 30437

2023

52-3N-27-4890-0015-0000

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 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

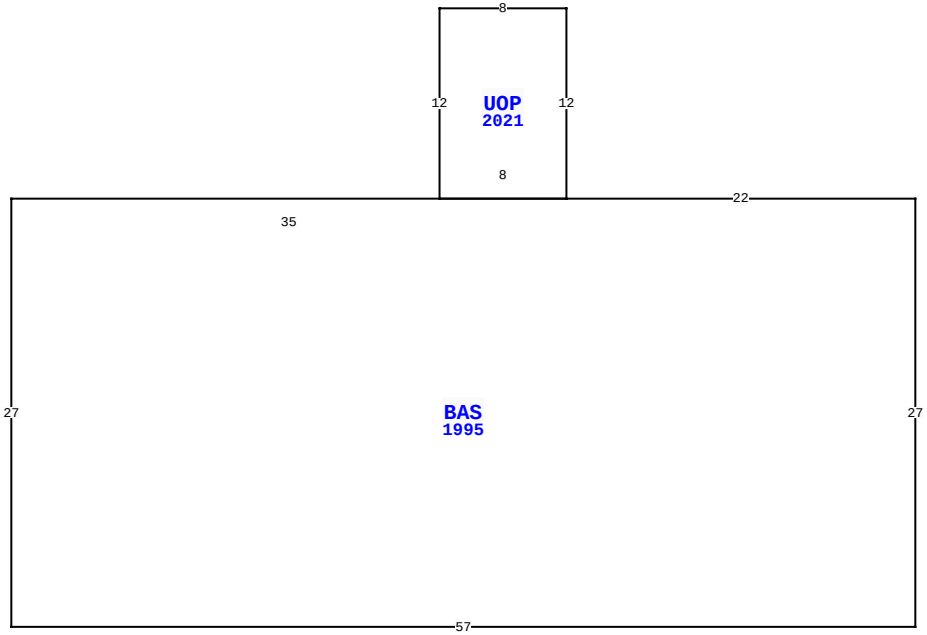
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100	1,539	34,572
UOP	96	25	24	539
TOTALS	1,635		1,563	35,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,563	115.2000	74.88	117,037	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1539 HX Base Yr



86366 HARRY GREEN 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	35,111
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	89,311
SOH/AGL Deduction	36,548
ASSESSED VALUE	52,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,763
TOTAL JUST VALUE	89,311
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1959/1200	1/22/2015	WD	U	I	11	100

GRANTOR: SHARPE JOE M & FRANCE
GRANTEE: BUTLER TIMOTHY & BE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W22 UOP=[YR=2021] N12 W8 S12 E8$ W35 S27 E57 N27$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
2	0802	ASPHALT B	0	0	77	8	616.00	SF	2.40	2.40	100	1995	1995	3	50	739	
3	0681	POLE SHED	0	0	12	36	432.00	SF	11.25	11.25	100	1999	1999	3	28	1,361	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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			100.00	178.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/22/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS