S1/2 OF LOT 28
IN OR 2568/1084
FLOOD SURVEY UNR

TROISE ALEXIA
86146 BLADON RD
YULEE, FL 32097

**2023**

**52-3N-27-4890-0028-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 | 04 | Quality Level 04 |

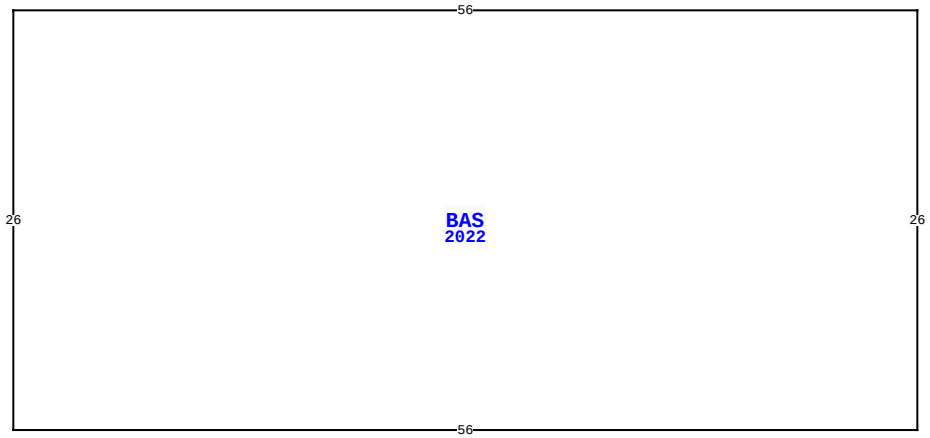
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,456 | 100 | 1,456 | 129,413 |
| TOTALS | 1,456 | | 1,456 | 129,413 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,456 | 128.2600 | 89.78 | 130,720 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

1 M/H 94+ – 0% - 2023 Heated Area: 1456 HX Base Yr




86146 BLADON 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 | 129,413 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 189,413 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 189,413 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 189,413 |
| TOTAL JUST VALUE | 189,413 |
| NCON VALUE | 129,415 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 27,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22007127 | CO ISSUED | 0 | 05/09/2022 |
| 22001487 | MH MOVE-ON | 0 | 01/26/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2568/1084 | 6/03/2022 | WD | Q | I | 01 | 275,000 |
| GRANTOR: CARROLL KIMBERLY M & | | | | | | |
| GRANTEE: TROISE ALEXIA | | | | | | |
| 2325/0001 | 12/12/2019 | SW | Q | I | 05 | 75,000 |
| GRANTOR: LANDRUM JAMES K & CAR | | | | | | |
| GRANTEE: CARROLL JUSTIN M & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W56 S26 E56 N26$.

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000115 | C | SFR ACRES | 0 | 0007 | RMH | 0.00 | 0.00 | 0.50 | AC | | 1.00 | 1.00 | 1.50 | 80,000.00 | 120,000.00 | 60,000 | | | | | | | |

REVIEW DATE 04/05/2022 BY HS Total Acres: 0.50 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS