S'LY 49.76FT OF LOT 38,
LOT 39 (EX E'LY 146.81 FT)
FLOOD SURVEY UNR

TREITINGER COREY A &/ADAMS SARA
85089 SARA ROAD
YULEE, FL 32097

2023

52-3N-27-4890-0038-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

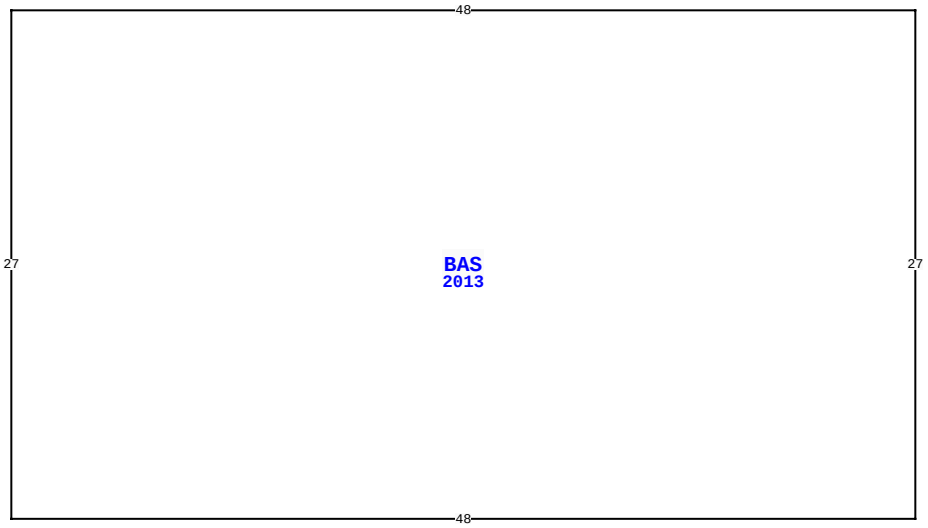
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	48,299
TOTALS	1,296		1,296	48,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,296	121.0000	84.70	109,771	1993	1998	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 2023 Heated Area: 1296 HX Base Yr



86236 WELDON 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	48,299
TOTAL MARKET OB/XF VALUE	834
TOTAL LAND VALUE - MARKET	73,600
TOTAL MARKET VALUE	122,733
SOH/AGL Deduction	0
ASSESSED VALUE	122,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,733
TOTAL JUST VALUE	122,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/0711	10/25/2022	WD	Q	I	01	219,900
GRANTOR: HILL CHADWICK						
GRANTEE: TREITINGER COREY A						
2482/0532	7/21/2021	WD	Q	I	05	250,000
GRANTOR: HERBERT MITCHELL & MA						
GRANTEE: HILL CHADWICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W48 S27 E48 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	0351	CARPORT MT	0	0	21	12	252.00	SF	10.00	10.00	100	2000	2000	3	20	504	
2	1242	WD DECK A	0	0	0	0	60.00	SF	10.00	10.00	100	2003	2003	3	22	132	
3	1242	WD DECK A	0	0	0	0	90.00	SF	10.00	10.00	100	2003	2003	3	22	198	

LAND DESCRIPTION

TOTAL OB/XF 834

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	000115	C	SFR ACRES	0	0007	RMH	0.00	0.00	0.92	AC		1.00	1.00	1.00	80,000.00	80,000.00	73,600							

REVIEW DATE 07/22/2022 BY NW Total Acres: 0.92 Total Land Value: 73,600 Market: 0 Agricultural: 0 Common: 73,600 PRINTED 08/02/2023 BY SYS