BLOCK 267 N 1/2 OF LOT 2
PT OR 2455/1778
R568178

ISLAND PARK PROPERTIES LLC
PO BOX 489
YULEE, FL 32097

**2024**

**00-00-31-1800-0267-0021**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Quality | 03 | Quality Level 03 |

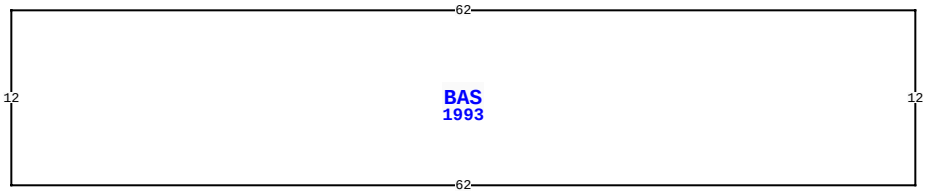
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 744 | 100 | 744 | 13,312 |
| TOTALS | 744 | | 744 | 13,312 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 744 | 85.2000 | 59.64 | 44,372 | 1970 | 1970 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 744 HX Base Yr




### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 4,100 |
| TOTAL MARKET OB/XF VALUE | 1,030 |
| TOTAL LAND VALUE - MARKET | 106,892 |
| TOTAL MARKET VALUE | 112,022 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 112,022 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 112,022 |
| TOTAL JUST VALUE | 112,022 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 112,035 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2455/1787 | 4/23/2021 | QC | U | I | 11 | 100 |
| GRANTOR: PAPPY'S LLP | | | | | | |
| GRANTEE: ISLAND PARK PROPERT | | | | | | |
| 2455/1778 | 4/23/2021 | SW | Q | I | 05 | 691,000 |
| GRANTOR: PAPPY'S LLP | | | | | | |
| GRANTEE: ISLAND PARK PROPERT | | | | | | |

1409 PAPPYS PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W62 S12 E62 N12 $ .

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1243 | WD DECK F | 0 | 0 | 8 | 11 | 88.00 | SF | 8.00 | 8.00 | 100 | 2001 | 2001 | 3 | 20 | 141 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 10 | 10 | 100.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 68 | 442 | |
| 3 | 1243 | WD DECK F | 0 | 0 | 10 | 12 | 120.00 | SF | 8.00 | 8.00 | 100 | 2001 | 2001 | 3 | 20 | 192 | |
| 4 | 0351 | CARPORT MT | 0 | 0 | 10 | 12 | 120.00 | SF | 5.90 | 5.90 | 100 | 2001 | 2001 | 3 | 20 | 142 | |
| 5 | 0940 | SHEDS/PORT | 0 | 0 | 3 | 7 | 21.00 | SF | 27.00 | 27.00 | 100 | 2001 | 2001 | 3 | 20 | 113 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,030

| 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 | 000102 | C | SFR/MH | 0 | 0003 | C-2 | 86.00 | 210.00 | 17,860.00 | SF | | 1.00 | 1.00 | 0.57 | 10.50 | 5.99 | 106,892 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 106,892 Market: 0 Agricultural: 0 Common: 106,892 PRINTED 08/06/2024 BY SYS