

S1/2 OF SE1/4 OF NW1/4
IN OR 1089/1311
ESMTS OR 630/352 & OR 630/960

SCOTT FRANK N
76045 MUDDY TRAIL
YULEE, FL 32097

2024

02-2N-26-0000-0004-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4														
Exterior Wall	30	VINYL 100	0800	02	1,879	126.0000	94.50	177,566	1994	1994	0	0	0	70.00	30.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 0% - 0													Heated Area: 1879													
Roof Cover	12	MODULAR MT 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 60																											
Interior Floo	08	SHT VINYL 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Quality			03	Quality Level 03																									
DOR CODE			5000IMPROVED AG																										
MAP NUM															MKT AREA 05														
NEIGHBORHOOD/LOC			5001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,716	100	1,716	48,649																									
FEP	192	85	163	4,621																									
TOTALS			1,908	1,879	53,270																								
EXTRA FEATURES			76045 MUDDY TR, YULEE																										
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	0751	UOP	0	0	12	10			6.70	100	1992	1992	3	20	161														
2	0937	WELL	0	0	0	0			6,000.00	100	0	0	3	100	6,000														
3	0936	SEPTC TANK	0	0	0	0			6,000.00	100	0	0	3	100	6,000														
4	0753	UEP	0	0	12	8			19.80	100	1990	1990	3	20	380														
5	1242	WD DECK A	0	0	10	12			10.00	100	1996	1996	3	20	240														
6	0351	CARPORT MT	0	0	20	18			10.00	100	2004	2004	3	22	792														
TOTAL OB/XF 13,573																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000												
2	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000												
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	415.00	415.00	4,565												
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	190.00	190.00	1,330												
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	252,000												
REVIEW DATE 10/02/2020 BY KW Total Acres: 20.00 Total Land Value: 95,895 Market: 252,000 Agricultural: 5,895 Common: 90,000 PRINTED 08/06/2024 BY SYS																													

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1089/1311	10/23/2002	QC	U	I	07	100			
GRANTOR: WHITE JEWEL AUGUSTA									
GRANTEE: SCOTT FRANK N									
1075/1332	8/19/2002	QC	U	I	06	22,000			
GRANTOR: WHITE JEWEL AUGUSTA									
GRANTEE: SCOTT FRANK N									
BUILDING NOTES									
BUILDING DIMENSIONS									
FEP=[YR=2012] W16 S12 BAS=[YR=2002] W50 S26 E66 N26 W16\$ E16 N12\$.									

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