LOTS 26 27 28 29
IN OR 2260/1315
1990 SUMM DW/MH

PATTON TONIA K
P O BOX 1842
YULEE, FL 32041

2024

05-2N-27-4292-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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

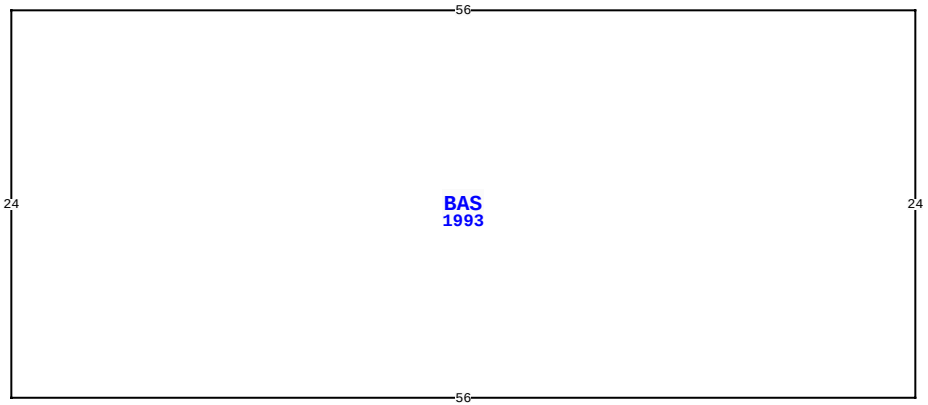
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	34,772
TOTALS	1,344		1,344	34,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	123.2000	86.24	115,907	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,772
TOTAL MARKET OB/XF VALUE	1,917
TOTAL LAND VALUE - MARKET	384,000
TOTAL MARKET VALUE	420,689
SOH/AGL Deduction	200,455
ASSESSED VALUE	220,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,234
TOTAL JUST VALUE	420,689
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	418,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2260/1315	6/15/2018	QC	U	I	11	100
GRANTOR: PORTER NORMAN S						
GRANTEE: PATTON TONIA K						
0559/0230	12/16/1988	WD	Q	V		10,800
GRANTOR: FLA WATERFRONT						
GRANTEE: PORTER NORMAN S						

76148 LARK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

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	0681	POLE SHED	0	0	10	12	120.00	SF	15.00	15.00	100	1989	1989	3	20	360	
2	0681	POLE SHED	0	0	17	12	204.00	SF	15.00	15.00	100	1997	1997	3	25	765	
3	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1991	1991	3	20	192	
4	0752	USP	0	0	20	8	160.00	SF	15.00	15.00	100	1997	1997	3	25	600	

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E56 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 1,917

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		OR	0.00	0.00	8.00	AC		1.00	1.00	0.60	80,000.00	48,000.00	384,000							

REVIEW DATE 10/03/2022 BY NWA Total Acres: 8.00 Total Land Value: 384,000 Market: 0 Agricultural: 0 Common: 384,000 PRINTED 08/06/2024 BY SYS