LOT 31 R359817 R359818
IN OR 2314/1152
FLOOD ACRES NO 2 UNR

SAWYER KEITH L
76086 LARK RD
YULEE, FL 32097

2024

05-2N-27-4292-0031-0000

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	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

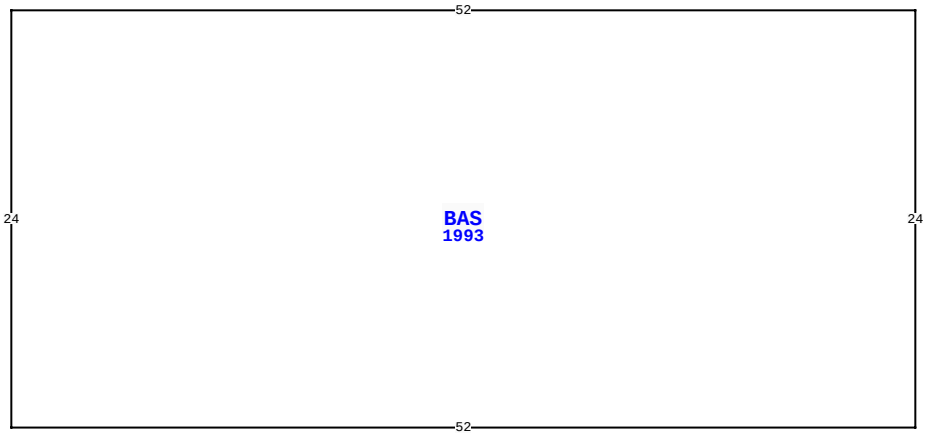
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	32,183
TOTALS	1,248		1,248	32,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	122.8000	85.96	107,278	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2020 Heated Area: 1248 HX Base Yr 2020



76086 LARK RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		32,183
TOTAL MARKET OB/XF VALUE		4,390
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		156,573
SOH/AGL Deduction		70,049
ASSESSED VALUE		86,524
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		36,524
TOTAL JUST VALUE		156,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24906	07012011	16,249	07/01/2011
7577	MH MOVE-ON	22,500	12/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2314/1152	10/02/2019	QC	U	I	11	100
GRANTOR: SAWYER HOYT E						
GRANTEE: SAWYER KEITH L						
0350/0797	12/01/1981	WD	Q	V		7,000
GRANTOR:						
GRANTEE:						

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	9000	CONTANR 20	0	100	20	8	1.00	UT	1,000.00	1,000.00	0	1970	1970	3	100	1,000	
2	0810	CONCRETE A	0	100	13	10	130.00	SF	0.65	0.65	100	1981	1981	3	35	30	
3	0751	UOP	0	100	12	10	120.00	SF	10.00	10.00	100	1994	1994	3	20	240	
4	1242	WD DECK A	0	100	52	16	832.00	SF	7.50	7.50	100	2011	2011	3	50	3,120	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 E52 N24$.

LAND DESCRIPTION

TOTAL OB/XF 4,390

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	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	0.75	80,000.00	60,000.00	120,000							

REVIEW DATE 10/03/2022 BY NWA Total Acres: 2.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS