PT GOVT LOT 3 OF SEC 6-2N-27E
IN OR 566/992

MACK DOROTHY ANN
PO BOX 1045
YULEE, FL 32041-1045

2024

06-2N-27-0000-0005-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 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	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

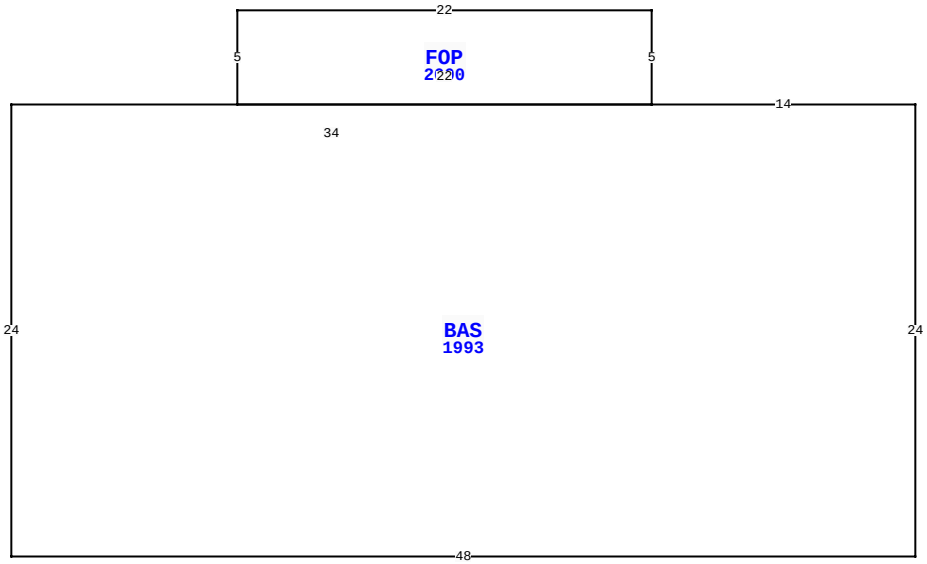
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	90,510
FOP	110	30	33	2,593
TOTALS	1,262		1,185	93,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	99.6400	94.66	112,172	1979	1984	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 0 Heated Area: 1152 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/06/2023 DC
INC DATE		AG DATE	

77135 WONDERWOOD TRL, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		93,103
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		168,103
SOH/AGL Deduction		108,968
ASSESSED VALUE		59,135
TOTAL EXEMPTION VALUE	HX HB	34,135
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		168,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007380	REPAIR/RRF	6,800	09/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0566/0992	3/31/1989	QC	U	I	01	100
GRANTOR: MACK DAVID JR						
GRANTEE: MACK DOROTHY ANN						
0263/0325	4/01/1978	WD	Q	V		2,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=2000] N5 W22 S5 E22$ W34 S24 E48 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/06/2023 BY DC Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS