

PT GOVT LOT 3 OF SEC 6-2N-27E
IN OR 2186/1378
{R673445}

STEWART REBECCA & SAMUEL E III
85639 JOANN RD
YULEE, FL 32097

2024

06-2N-27-0000-0005-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

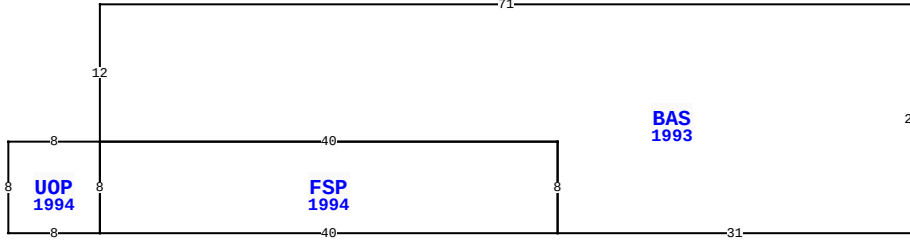
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1,100	28,182
FSP	320	60	192	4,919
UOP	64	25	16	410
TOTALS	1,484		1,308	33,511

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0	0	0	310.00	SF	5.00	5.00	100	1980

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	0	0007	OR	0.00	0.00	1.00	AC	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,308	122.0000	85.40	111,703	1973	1978	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0 Heated Area: 1100 HX Base Yr													



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	33,511		
TOTAL MARKET OB/XF VALUE	310		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	108,821		
SOH/AGL Deduction	43,327		
ASSESSED VALUE	65,494		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	65,494		
TOTAL JUST VALUE	108,821		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	111,427		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0663	H/AC	2,960	06/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2186/1378	3/27/2018	QC U	I	11		100	
GRANTOR: STEWART REBECCA							
GRANTEE: STEWART REBECCA & S							
0705/0265	5/23/1994	WD U	I	07		100	
GRANTOR: BROOKINS JAMES T & MA							
GRANTEE: STEWART REBECCA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W71 S12 UOP=[YR=1994] W8 S8 E8 FSP=[YR=1994] E40 N8 W40 S8\$ N8\$ E40 S8 E31 N20\$.											