

IN OR 2146/967
2001 GENERAL DW
ESMT OR 1014/985

TOWN SHAWN E
8865 GRASSY BLUFF DR
JACKSONVILLE, FL 32216

2024

07-2N-27-0000-0003-0060



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	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	04	Quality Level 04
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	1,976	100	1,976	123,308
TOTALS	1,976		1,976	123,308

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	10	10	100.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00

REVIEW DATE 09/19/2022 BY NWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,976	134.2000	100.65	198,884	2001	2008	0	0	0	38.00	62.00	
1 M/H 94+ - 0% - 0 Heated Area: 1976 HX Base Yr													
BAS 2001													

76081 HARPER CHAPEL RD, YULEE

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

TOTAL OB/XF													
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
AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000						

Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	123,308		
TOTAL MARKET OB/XF VALUE	780		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	204,088		
SOH/AGL Deduction	31,188		
ASSESSED VALUE	172,900		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	172,900		
TOTAL JUST VALUE	204,088		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	199,620		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013435	MH MOVE-ON	0	03/01/2001
8008	MH MOVE-ON	5,000	12/18/1989
7255	MH MOVE-ON	10,195	05/03/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2146/0967	9/08/2017	WD	Q	I	01	124,000
GRANTOR: SOWING SEEDS INVESTME						
GRANTEE: TOWN SHAWN E						
2098/1599	2/03/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK N A TRUSTEE						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2001] W76 S26 E76 N26 \$.													