PT UNNUMBERED TRACT IN
OR 1886/105
SUB OF GOVT LOT 9 IN

BENTLEY MICHAEL S & ALICIA
75089 RANDY RD
YULEE, FL 32097

2024

14-2N-26-4280-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

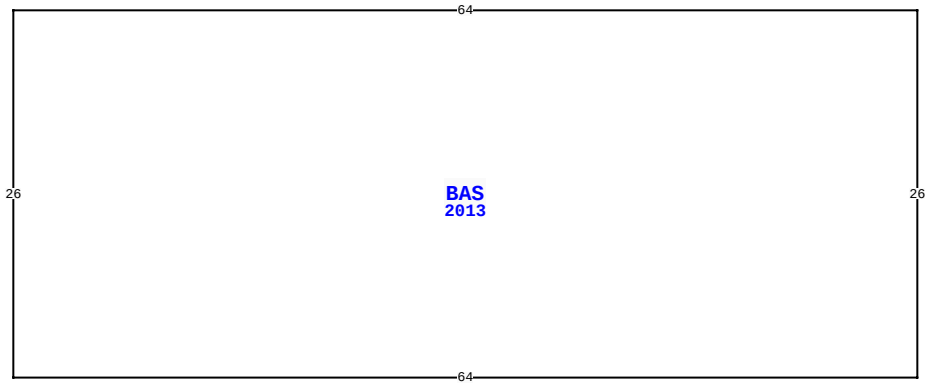
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	89,756
TOTALS	1,664		1,664	89,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,664	116.0000	87.00	144,768	2008	2008	0	0	0	38.00	62.00

2 M/H 94+ – 100% - 2014 Heated Area: 1664 HX Base Yr 2014



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		89,756
TOTAL MARKET OB/XF VALUE		12,442
TOTAL LAND VALUE - MARKET		81,600
TOTAL MARKET VALUE		183,798
SOH/AGL Deduction		69,506
ASSESSED VALUE		114,292
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,292
TOTAL JUST VALUE		183,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135497	CO ISSUED	0	09/30/2013
9004	MH MOVE-ON	30,000	08/17/1992
8998	MH MOVE-ON	27,000	08/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1886/0105	10/03/2013	WD	U	I	11	100
GRANTOR: MINTON TAMMY						
GRANTEE: BENTLEY MICHAEL S &						
1870/1514	7/26/2013	WD	Q	I	02	50,000
GRANTOR: MINTON TAMMY						
GRANTEE: BENTLEY MICHAEL S &						

75089 RANDY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
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	0940	SHEDS/PORT	0	100	20	34	680.00	SF	30.00	30.00	100	1970	1970	3	20	4,080	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	1977	1977	3	20	482	
3	0748	M/H FONDTN	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2003	2003	3	100	5,000	
4	0681	POLE SHED	0	100	20	16	320.00	SF	15.00	15.00	100	1977	1977	3	20	960	
5	0681	POLE SHED	0	100	7	20	140.00	SF	15.00	15.00	100	1977	1977	3	20	420	
6	0681	POLE SHED	0	100	20	25	500.00	SF	15.00	15.00	100	1977	1977	3	20	1,500	

BUILDING DIMENSIONS

BAS=[YR=2013] W64 S26 E64 N26$.

LAND DESCRIPTION

TOTAL OB/XF 12,442

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		RM	0.00	0.00	5.10	AC		1.00	1.00	1.00	16,000.00	16,000.00	81,600							

REVIEW DATE 10/28/2019 BY KBA Total Acres: 5.10 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 08/06/2024 BY SYS