PT OF LOTS 61,62 & 70
IN OR 1735/1563
SUB OF GOVT LOT 9 IN

WOODRUFF DANNY L
1678 SOUTH 8TH ST
FERNANDINA BEACH, FL 32034

2024

14-2N-26-4280-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 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	04	Quality Level 04

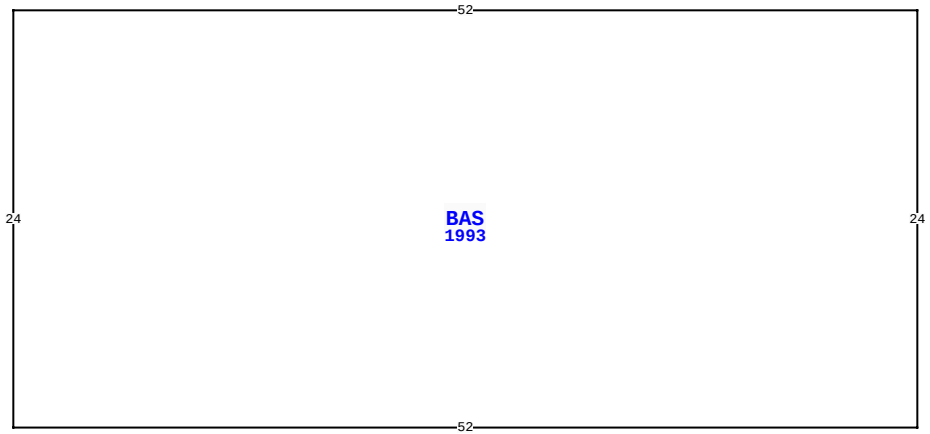
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	33,730
TOTALS	1,248		1,248	33,730

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	128.7000	90.09	112,432	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



75366 EDWARDS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	33,730
TOTAL MARKET OB/XF VALUE	16,657
TOTAL LAND VALUE - MARKET	96,390
TOTAL MARKET VALUE	146,777
SOH/AGL Deduction	70,820
ASSESSED VALUE	75,957
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,957
TOTAL JUST VALUE	146,777
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1735/1563	4/26/2011	WD	U	I	38	23,000
GRANTOR: MCLAUGHLIN KEVIN						
GRANTEE: WOODRUFF DANNY L						
1676/0345	4/28/2010	WD	U	I	11	19,500
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: MCLAUGHLIN KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 E52 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
1	0940	SHEDS/PORT	0	0	12	50	600.00	SF	30.00	30.00	100	1997	1997	3	20	3,600	
2	0940	SHEDS/PORT	0	0	10	13	130.00	SF	30.00	30.00	100	1995	1995	3	20	780	
3	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	1996	1996	3	20	288	
4	1242	WD DECK A	0	0	8	52	416.00	SF	10.00	10.00	100	2017	2017	3	78	3,245	
5	1242	WD DECK A	0	0	0	0	1,121.00	SF	10.00	10.00	100	2017	2017	3	78	8,744	

LAND DESCRIPTION

TOTAL OB/XF 16,657

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	000102	C	SFR/MH	0		RM	0.00	0.00	1.53	AC		1.00	1.00	0.90	70,000.00	63,000.00	96,390							

REVIEW DATE 08/22/2022 BY KBA Total Acres: 1.53 Total Land Value: 96,390 Market: 0 Agricultural: 0 Common: 96,390 PRINTED 08/06/2024 BY SYS